

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Kent-Meridian / 61

Previous Physical Inspection: 1998

Sales - Improved Summary:

Number of Sales: 736

Range of Sale Dates: 1/2000 - 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$61,400	\$145,800	\$207,200	\$222,200	93.2%	8.37%
2002 Value	\$63,900	\$156,500	\$220,400	\$222,200	99.2%	7.76%
Change	+\$2,500	+\$10,700	+\$13,200		+6.0%	-0.61%
% Change	+4.1%	+7.3%	+6.4%		+6.4%	-7.29%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.61% and -7.29% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$65,800	\$138,100	\$203,900
2002 Value	\$68,500	\$150,100	\$218,600
PercentChange	+4.1%	+8.7%	+7.2%

Number of improved Parcels in the Population: 5844

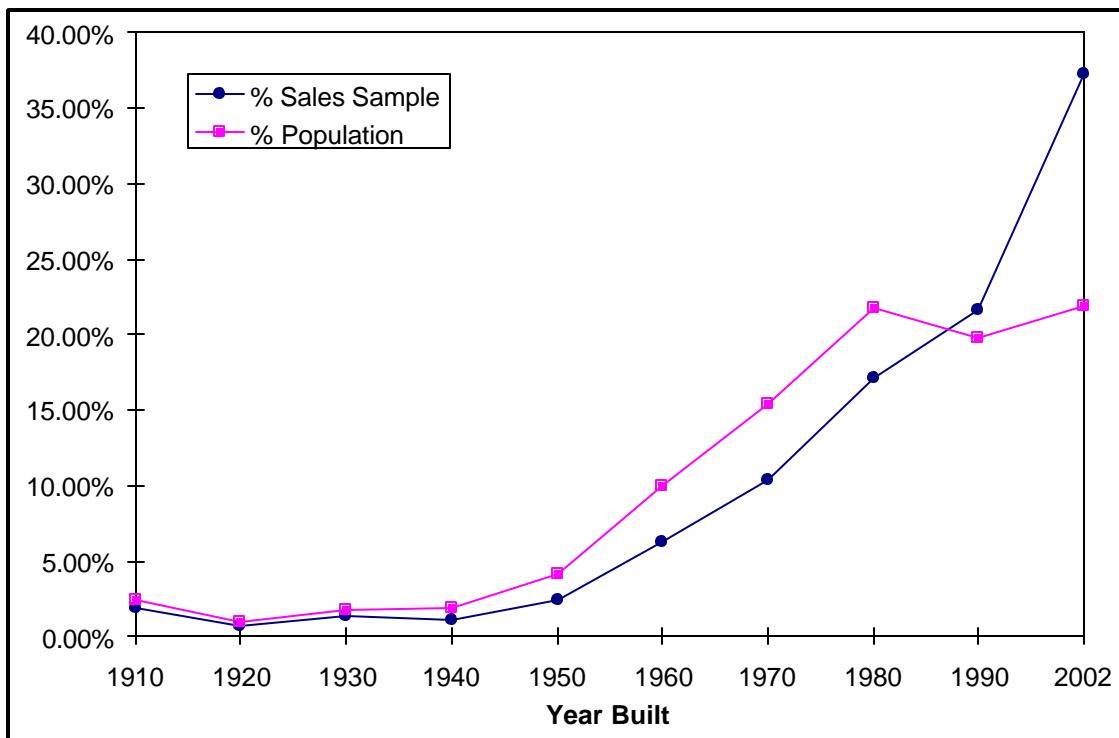
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, several newer subdivisions a smaller upward adjustment than most other parcels, while parcels in the Dover Park subdivision were adjusted slightly downward. Parcels with views (not including waterfront parcels) were also adjusted upward less than other parcels. Lake Meridian waterfront, non-fairway parcels in the Meridian Valley Country Club, grade 6's in sub area 6, and houses with above grade living area greater than 3000 square feet that are not on Lake Meridian waterfront or in the Meridian Valley Country Club or in Major 058647 (Bayberry Crest) received a greater upward adjustment than other parcels.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	14	1.90%
1920	5	0.68%
1930	10	1.36%
1940	8	1.09%
1950	18	2.45%
1960	46	6.25%
1970	76	10.33%
1980	126	17.12%
1990	159	21.60%
2002	274	37.23%
	736	

Population		
Year Built	Frequency	% Population
1910	145	2.48%
1920	58	0.99%
1930	102	1.75%
1940	112	1.92%
1950	241	4.12%
1960	580	9.92%
1970	901	15.42%
1980	1269	21.71%
1990	1153	19.73%
2002	1283	21.95%
	5844	

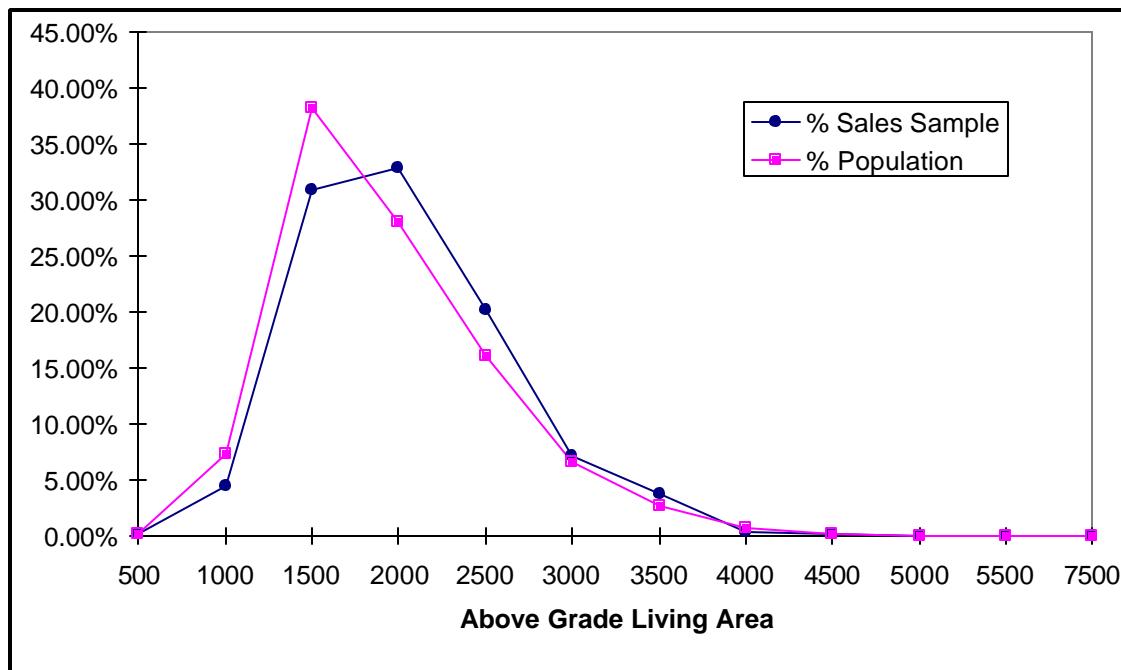


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.14%
1000	33	4.48%
1500	227	30.84%
2000	242	32.88%
2500	149	20.24%
3000	53	7.20%
3500	28	3.80%
4000	2	0.27%
4500	1	0.14%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	736	

Population		
AGLA	Frequency	% Population
500	4	0.07%
1000	431	7.38%
1500	2236	38.26%
2000	1637	28.01%
2500	943	16.14%
3000	383	6.55%
3500	157	2.69%
4000	40	0.68%
4500	9	0.15%
5000	1	0.02%
5500	1	0.02%
7500	2	0.03%
	5844	

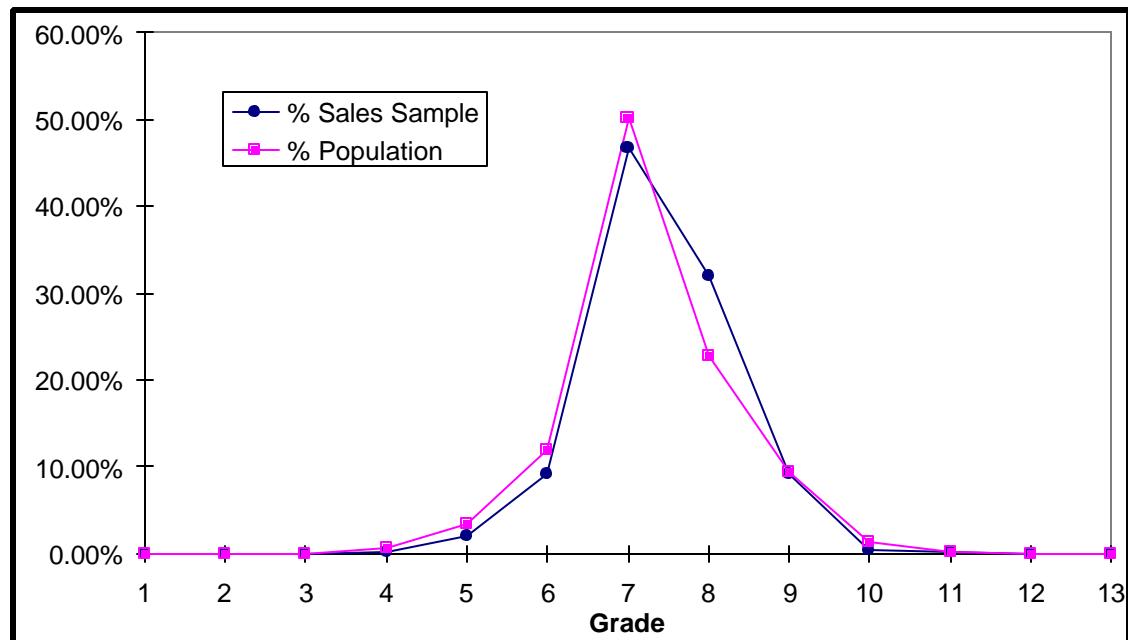


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

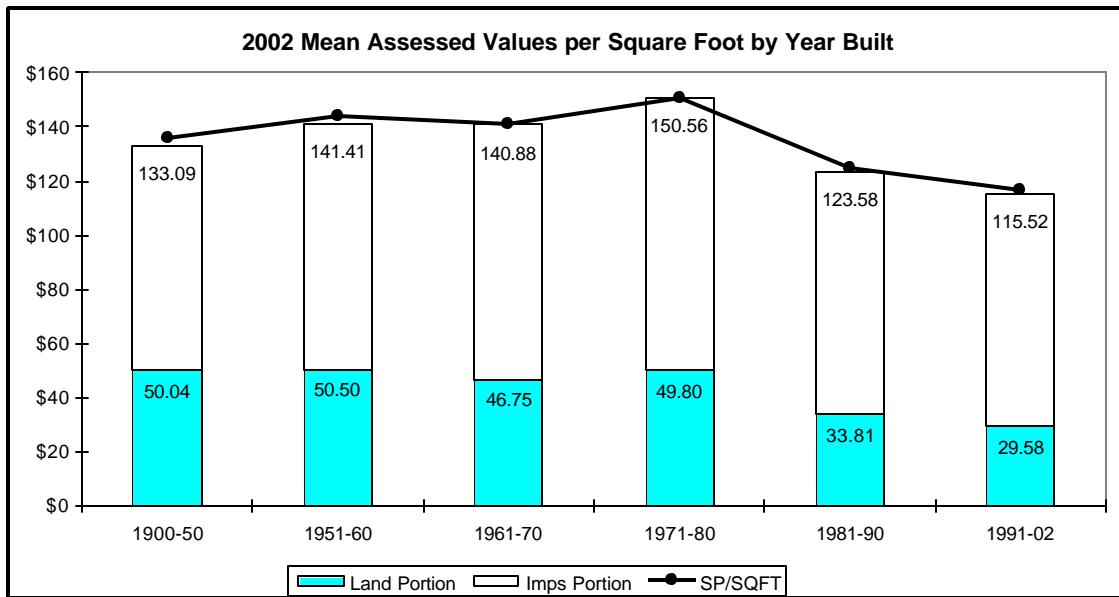
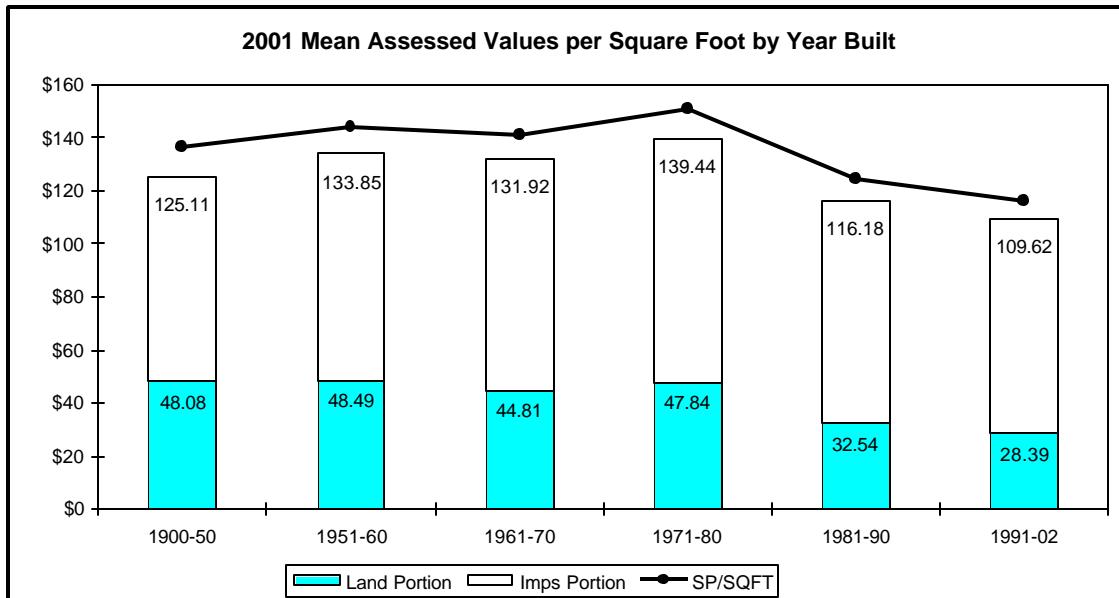
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.27%
5	15	2.04%
6	68	9.24%
7	343	46.60%
8	236	32.07%
9	68	9.24%
10	3	0.41%
11	1	0.14%
12	0	0.00%
13	0	0.00%
		736

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	2	0.03%
4	43	0.74%
5	200	3.42%
6	696	11.91%
7	2933	50.19%
8	1326	22.69%
9	548	9.38%
10	81	1.39%
11	13	0.22%
12	2	0.03%
13	0	0.00%
		5844



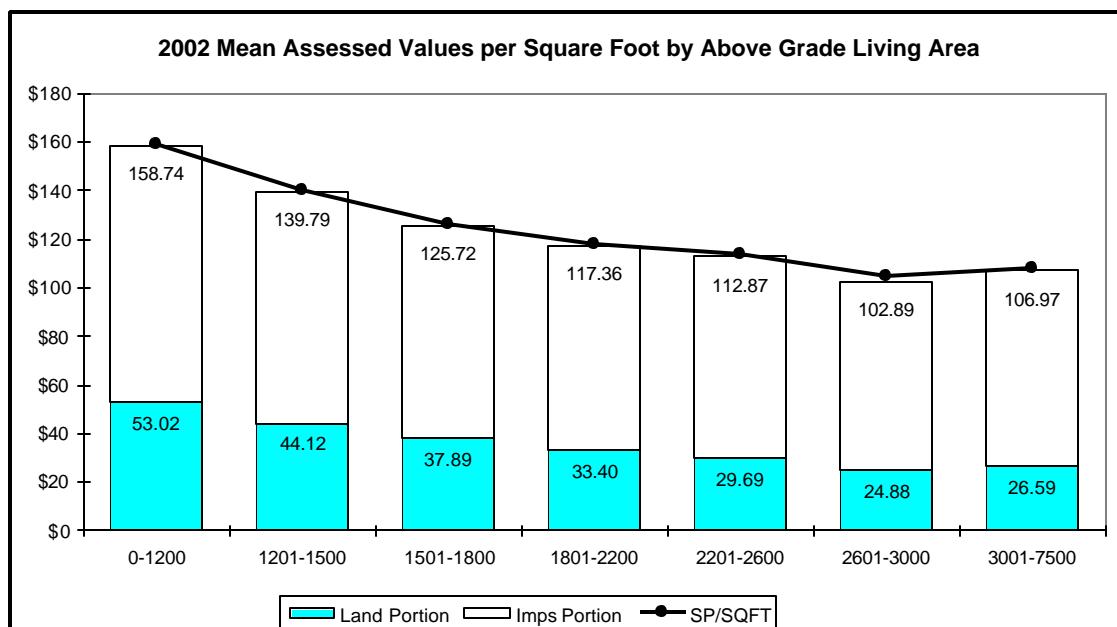
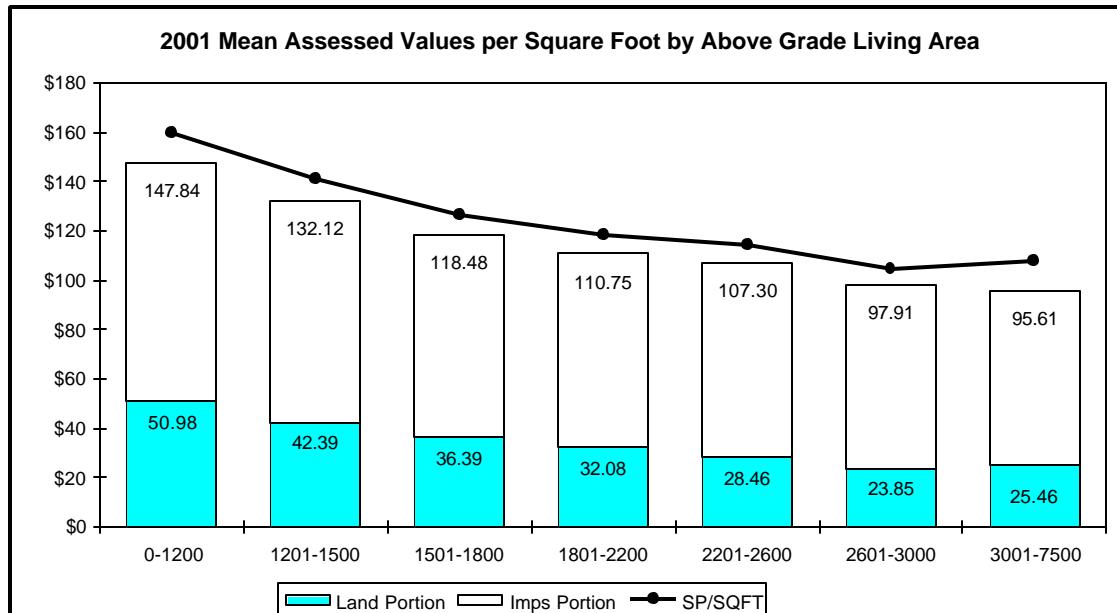
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



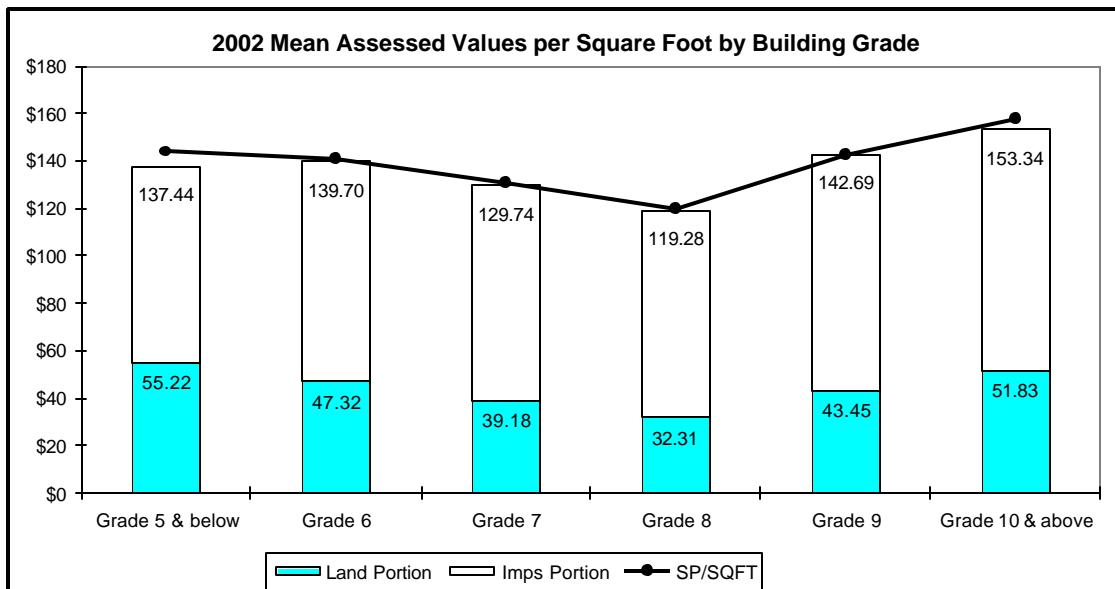
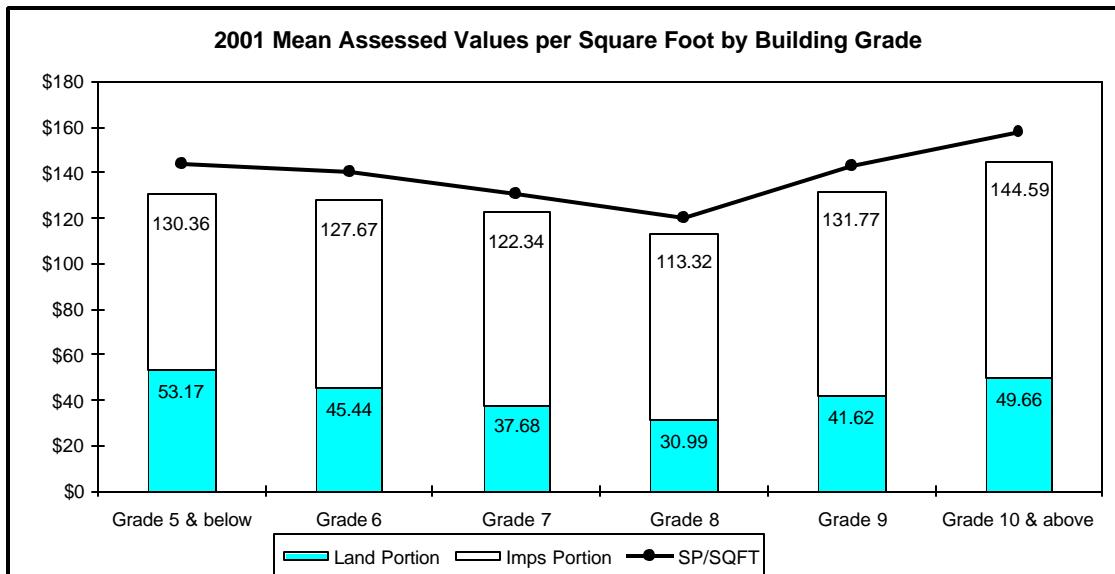
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There were only 17 parcels Grade 5 and below, and only 4 parcels Grade 10 and above.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

Based on the 14 usable land sales available in the area, and their 2001 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 4.1% increase in land assessments in the area for the 2002 Assessment Year. The formula is:

2002 Land Value = 2001 Land Value x 1.05, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 736 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis revealed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, several newer subdivisions a smaller upward adjustment than most other parcels, while parcels in the Dover Park subdivision were adjusted slightly downward. Parcels with views (not including waterfront parcels) were also adjusted upward less than other parcels. Lake Meridian waterfront, non-fairway parcels in the Meridian Valley Country Club, grade 6's in sub area 6, and houses with above grade living area greater than 3000 square feet that are not on Lake Meridian waterfront and not in the Meridian Valley Country Club or in Major 058647 (Bayberry Crest) received a greater upward adjustment than other parcels.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (.9420807 + (.07853227 if in Major 209550) + (.03596712 if in Majors 073920, 320485, 505790, 660024, 150970, or 724810, and built after 1998) + (-.09848296 if in Major 546950 and non-fairway) + (-.03613126 if Grade 6 and in Sub Area 6) + (-.07521567 if above grade living area > 3000 and not in Majors 546950 or 058647 and not waterfront) + (-.1431326 if Lake Meridian waterfront) + (.04274438 if View and not Waterfront and not in Major 546950))

The resulting total value is rounded down to the next \$1,000, then:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report.

Other:

- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2002 Land Value + Previous Improvement Value * 1.064)
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, then there is no change to the improvement portion of the value. (2002 Land Value + Previous Improvement Value * 1.00).
- *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment indicated by the sales sample. **“2002 Total Value = 2001 Total Value x 1.064 (rounded down)”**. The resulting improvement value is calculated as follows:

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 61 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.15%

Major 209550	Yes
% Adjustment	-8.17%
PlatVar	Yes
% Adjustment	-3.90%
Major 546950 Non-Fairway	Yes
% Adjustment	12.39%
Grade 6, Sub 6	Yes
% Adjustment	4.23%
AGLA>3000, not Major 546950, not Wft, not Major058647	Yes
% Adjustment	9.21%
Lake Meridian Waterfront	Yes
% Adjustment	19.02%
View, not Lake Meridian waterfront and not Major 546950	Yes
% Adjustment	-4.61%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house with more than 3000 square feet above grade living area not on Lake Meridian Waterfront and not in either Major 546950 or 058647 would receive an *approximate* upward adjustment of 15.36% (6.15 + 9.21).

The PlatVar Variable consists of 6 plats with houses built 1999 or later:

- Major 073920 (Benson Highlands)
- Major 320485 (Hazelwood Meadows)
- Major 505790 (Mallory Meadows)
- Major 660024 (Pacific Heights)
- Major 150970 (Chancellor Park)
- Major 724810 (Rhododendron Estates)

Excluded from this variable are 3 houses located in these plats that are not new (built before 1980).

Major 546950 is the Meridian Valley Country Club. Non-fairway parcels receive an upward adjustment of 18.54%, while fairway parcels receive an upward adjustment of 6.15%.

92% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 61 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
209500	Dover Park	7	28	25.0%	NE 28-22-5	6	8	1995 thru 1997	SE 264th St & 124th Av SE
73920	Benson Highlands*	7	13	53.8%	NE 20-22-5	6	7	1999 thru 2000	SE 244th St & 116th Av SE
320485	Hazelwood Meadows*	4	15	26.7%	SW 21-22-5	6	7	2001	SE 256th St & 116th Av SE
505790	Mallory Meadows*	13	21	61.9%	SE 28-22-5	6	7 thru 8	1999 thru 2001	SE 256th St & 132nd Av SE
660024	Pacific Heights*	5	13	38.5%	SW 21-22-5	6	7	1999 thru 2000	SE 256th St & 124th Av SE
150970	Chancellor Park*	30	32	93.8%	NE 21-22-5	6	7	2000 thru 2001	SE 240th St & 132nd Av SE
724810	Rhododendron Estates*	12	15	80.0%	NW 28-22-5	6	7	2000 thru 2001	SE 256th St & 124th Av SE
546950	Meridian Valley Country Club	28	362	7.7%	All 22-22-5	6	7	1986 thru 1986	SE 240th St & 132nd Av SE
58647	Bayberry Crest	17	48	35.4%	NE 28-22-5	6	7	1999 thru 2000	SE 256th St & 132nd Av SE

* These plats were combined into one variable, so each plat received the same adjustment

Major 320485 has 1 house built in 1965 that was not included in this variable

Major 505790 has 1 house built in 1966 that was not included in this variable

Major 724810 has 1 house built in 1976 that was not included in this variable

Major 546950 has 231 improved non-fairway parcels, 14 of which are in the sales sample.

There are 131 improved fairway lots, 14 of which are in the sales sample.

Major 058647 did not have a plat variable but is listed here because it was excluded in the variable definition for houses with more than 3000 square feet above-grade living area.

Area 62 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.2%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
Grade 5 and below	17	0.892	0.941	5.5%	0.883	0.999
6	68	0.909	0.994	9.3%	0.978	1.009
7	343	0.934	0.991	6.1%	0.983	1.000
8	236	0.943	0.992	5.2%	0.984	1.001
9	68	0.917	0.997	8.7%	0.976	1.019
Grade 10 and above	4	0.936	0.992	6.0%	0.802	1.183
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
1900-1950	55	0.916	0.973	6.2%	0.945	1.001
1950-1960	46	0.931	0.983	5.7%	0.952	1.014
1961-1970	76	0.931	0.995	6.8%	0.975	1.015
1971-1980	126	0.922	0.998	8.2%	0.983	1.014
1981-1990	159	0.935	0.993	6.3%	0.983	1.003
1991-2002	274	0.939	0.992	5.6%	0.984	0.999
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
Average	636	0.933	0.991	6.2%	0.985	0.997
Good	94	0.936	1.003	7.1%	0.984	1.021
Very Good	6	0.872	0.944	8.4%	0.841	1.048
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
1	361	0.921	0.987	7.2%	0.979	0.996
1.5	23	0.908	0.979	7.9%	0.934	1.025
2+	352	0.945	0.997	5.5%	0.990	1.004

Area 62 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.2%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1200 and less	139	0.926	0.994	7.4%	0.981	1.008	
1201-1500	122	0.939	0.994	5.8%	0.980	1.009	
1501-1800	163	0.938	0.994	6.1%	0.983	1.006	
1801-2200	136	0.934	0.991	6.0%	0.979	1.002	
2201-2600	100	0.942	0.991	5.2%	0.976	1.005	
2601-3000	45	0.935	0.982	5.1%	0.962	1.003	
More than 3000	31	0.888	0.993	11.8%	0.955	1.031	
View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	700	0.931	0.992	6.6%	0.986	0.998	
Y	36	0.970	0.991	2.2%	0.960	1.021	
Wft Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	727	0.936	0.992	5.9%	0.986	0.997	
Y	9	0.795	0.997	25.4%	0.958	1.036	
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	189	0.935	0.984	5.2%	0.970	0.997	
6	547	0.932	0.994	6.7%	0.988	1.000	
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5000 and less	50	0.960	1.003	4.5%	0.985	1.022	
5001-8000	319	0.943	0.996	5.7%	0.989	1.004	
8001-12000	231	0.938	0.994	6.0%	0.983	1.004	
12001-15000	60	0.900	0.977	8.6%	0.956	0.998	
15001-43559	57	0.903	0.987	9.3%	0.961	1.013	
1-5AC	19	0.910	0.966	6.3%	0.909	1.024	

Area 62 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.2%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

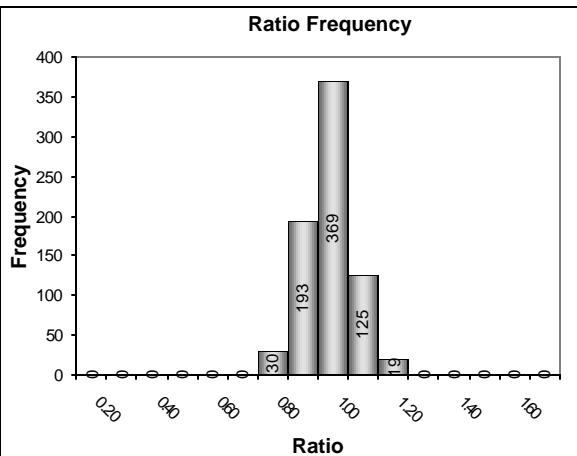
It is difficult to draw valid conclusions when the sales count is low.

		2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
		Count		Weighted Mean				
Major209550	N	729	0.932	0.992	6.4%	0.986	0.998	
Major209550	Y	7	1.019	0.998	-2.1%	0.961	1.035	
		2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
		Count		Weighted Mean				
PlatVar	N	665	0.928	0.992	6.8%	0.986	0.998	
PlatVar	Y	71	0.971	0.995	2.5%	0.985	1.005	
		2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
		Count		Weighted Mean				
Major 546950, non-fairway	N	722	0.935	0.992	6.1%	0.987	0.998	
Major 546950, non-fairway	Y	14	0.831	0.984	18.4%	0.926	1.042	
		2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
		Count		Weighted Mean				
Fairway vs Non-Fairway	non-fairway	14	0.831	0.984	18.4%	0.926	1.042	
Fairway vs Non-Fairway	fairway	14	0.945	1.001	6.0%	0.934	1.069	
		2001		2002		Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L..
		Count		Weighted Mean				
AGLA>3000, non-Wft, not Majors 546950 or 058647	N	719	0.935	0.992	6.1%	0.986	0.997	
AGLA>3000, non-Wft, not Majors 546950 or 058647	Y	17	0.874	0.993	13.6%	0.938	1.049	

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: SW / Team 3	Lien Date: 01/01/2001	Date of Report: 4/10/2002	Sales Dates: 1/2000 - 12/2001
Area 61 Kent-Meridian	Analyst ID: DGIB	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 736 Mean Assessed Value 207,200 Mean Sales Price 222,200 Standard Deviation AV 59,011 Standard Deviation SP 68,920			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.941 Median Ratio 0.945 Weighted Mean Ratio 0.932			
UNIFORMITY			
Lowest ratio 0.703 Highest ratio: 1.183 Coefficient of Dispersion 6.61% Standard Deviation 0.079 Coefficient of Variation 8.37%			
RELIABILITY			
95% Confidence: Median Lower limit 0.936 Upper limit 0.954 95% Confidence: Mean Lower limit 0.935 Upper limit 0.946			
SAMPLE SIZE EVALUATION			
N (population size) 5844 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.079 Recommended minimum: 10 Actual sample size: 736 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 354 # ratios above mean: 382 Z: 1.032 Conclusion: Normal*			
*i.e. no evidence of non-normality			



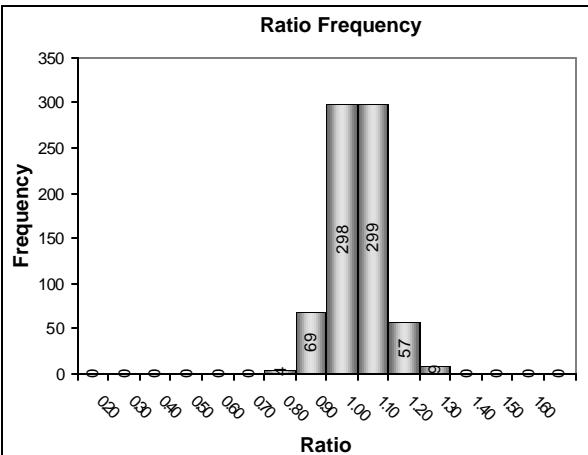
COMMENTS:

Single Family Residences throughout area 61

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: SW / Team 3	Lien Date: 01/01/2002	Date of Report: 4/10/2002	Sales Dates: 1/2000 - 12/2001								
Area 61 Kent Meridian	Analyst ID: DGIB	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 736</p> <p>Mean Assessed Value 220,400</p> <p>Mean Sales Price 222,200</p> <p>Standard Deviation AV 66,282</p> <p>Standard Deviation SP 68,920</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.998</p> <p>Median Ratio 1.000</p> <p>Weighted Mean Ratio 0.992</p>											
UNIFORMITY											
<p>Lowest ratio 0.762</p> <p>Highest ratio: 1.250</p> <p>Coefficient of Dispersion 5.90%</p> <p>Standard Deviation 0.077</p> <p>Coefficient of Variation 7.76%</p> <p>Price Related Differential (PRD) 1.006</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td>Lower limit</td> <td>0.994</td> </tr> <tr> <td>Upper limit</td> <td>1.005</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td>Lower limit</td> <td>0.992</td> </tr> <tr> <td>Upper limit</td> <td>1.003</td> </tr> </table>				Lower limit	0.994	Upper limit	1.005	Lower limit	0.992	Upper limit	1.003
Lower limit	0.994										
Upper limit	1.005										
Lower limit	0.992										
Upper limit	1.003										
SAMPLE SIZE EVALUATION											
<p>N (population size) 5844</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.077</p> <p>Recommended minimum: 10</p> <p>Actual sample size: 736</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>355</td> </tr> <tr> <td># ratios above mean:</td> <td>381</td> </tr> <tr> <td>z:</td> <td>0.958</td> </tr> </table> <p>Conclusion: Normal*</p>				# ratios below mean:	355	# ratios above mean:	381	z:	0.958		
# ratios below mean:	355										
# ratios above mean:	381										
z:	0.958										
<p>*i.e. no evidence of non-normality</p>											



Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	614660	0605	8/25/00	117000	720	0	4	1956	4	6477	N	N	860 3RD AV N
5	614660	0325	7/26/00	122000	1080	0	4	1943	4	6700	N	N	741 2ND AV N
5	614660	0365	1/19/01	78390	490	0	5	1922	3	5080	N	N	713 2ND AV N
5	614660	0265	2/24/00	115000	740	0	5	1953	3	5080	N	N	728 2ND AV N
5	919710	0273	7/24/00	122500	740	0	5	1938	3	9794	N	N	712 3RD AV S
5	614660	0546	1/27/00	112000	800	0	5	1930	4	7620	N	N	816 3RD AV N
5	262160	0022	9/12/00	125950	820	0	5	1943	3	6956	N	N	9263 S 240TH ST
5	614660	0126	9/10/01	90700	830	0	5	1910	3	6350	N	N	840 2ND AV N
5	262160	0025	2/22/01	126500	840	0	5	1943	4	5893	N	N	9255 S 240TH ST
5	161200	0235	9/5/00	125000	840	0	5	1903	3	8250	Y	N	515 HAZEL AV N
5	131010	0060	7/19/01	155000	960	0	5	1904	3	9438	N	N	9425 S 240TH ST
5	755740	0085	1/29/01	136500	1020	0	5	1910	4	7409	N	N	733 N 4TH AV
5	192205	9332	2/22/01	159950	1050	0	5	1936	3	10125	N	N	24604 98TH AV S
5	195260	0020	4/27/00	141000	1050	0	5	1913	3	9150	N	N	752 5TH AV N
5	614660	0340	5/3/01	159000	1080	0	5	1910	5	10160	N	N	729 2ND AV N
5	292205	9085	4/24/01	184400	1110	0	5	1929	4	31057	N	N	26309 108TH AV SE
5	000660	0008	11/30/00	145950	1600	0	5	1909	3	6000	N	N	312 WILLIS ST
5	553930	0005	10/4/01	164950	860	0	6	1938	4	5160	N	N	903 E SEATTLE ST
5	918370	2010	9/21/00	159950	950	0	6	1948	3	13200	N	N	817 E CHICAGO ST
5	000660	0055	8/22/00	105000	990	0	6	1930	3	5324	N	N	220 WILLIS ST
5	919710	0280	11/14/00	142000	1000	0	6	1958	3	7926	N	N	715 2ND AV S
5	159860	0120	8/23/01	157000	1010	0	6	1937	4	7708	N	N	336 HAZEL AV N
5	161250	0185	6/1/00	155000	1070	0	6	1909	3	7110	N	N	429 JASON AV
5	192205	9010	7/3/01	145000	1080	0	6	1908	5	6052	N	N	9411 S 241ST ST
5	192205	9133	2/25/00	133900	1090	0	6	1946	4	4950	N	N	308 JASON AV
5	914710	0040	4/24/01	119000	1120	0	6	1955	4	7905	N	N	752 WOODFORD AV N
5	192205	9012	4/11/00	158950	1290	0	6	1947	3	11551	N	N	444 SUMMIT AV N
5	919710	0140	9/26/01	170800	1340	0	6	1993	3	10140	N	N	726 5TH AV S

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	292205	9325	2/23/01	155000	1420	0	6	1987	3	7337	N	N	10714 SE 264TH ST
5	919710	0240	1/25/01	163000	1500	0	6	1908	4	18147	N	N	618 3RD AV S
5	192205	9192	5/7/01	175000	1510	0	6	1952	3	20037	N	N	24123 94TH AV S
5	195260	0070	4/3/01	161950	1550	0	6	1922	3	9150	N	N	720 5TH AV N
5	755740	0095	8/21/00	126200	1580	0	6	1902	5	7564	N	N	743 N 4TH AV
5	614760	0251	6/5/00	149900	1620	0	6	1907	3	8890	N	N	924 3RD AV N
5	159860	0341	3/27/01	178000	1770	0	6	1950	4	17120	Y	N	609 SUMMIT AV N
5	516370	0095	7/25/00	139950	860	0	7	1947	4	9000	N	N	818 ALVORD AV N
5	638630	0130	10/26/00	170500	900	470	7	1970	3	7600	N	N	814 CARTER PL
5	182205	9094	6/21/00	168000	960	220	7	1939	4	6534	Y	N	738 PROSPECT AV N
5	292205	9193	9/19/01	185000	960	960	7	1957	3	9583	N	N	26446 104TH AV SE
5	162660	0040	7/26/01	196000	980	770	7	1975	3	8300	N	N	9648 S 241ST ST
5	192205	9269	11/20/00	182500	1020	1020	7	1959	3	8100	N	N	1131 E CHICAGO ST
5	891400	0015	5/30/00	201791	1030	200	7	1950	4	11520	N	N	616 HILLCREST AV
5	553980	0085	6/28/01	172500	1040	0	7	1949	4	10125	N	N	1123 E CHICAGO ST
5	176510	0055	8/4/01	192000	1040	580	7	1959	3	9782	N	N	9626 S 242ND ST
5	918370	2032	1/25/01	138000	1040	0	7	1962	3	10650	N	N	816 E CHICAGO ST
5	918370	2258	3/7/00	144800	1040	0	7	1962	3	7080	N	N	725 VAN DE VANTER AV
5	436960	0115	4/27/00	159950	1040	680	7	1958	3	9000	N	N	706 CLARK AV N
5	192205	9235	4/23/01	150900	1050	0	7	1959	3	6000	N	N	9456 S 248TH ST
5	919710	0150	5/16/00	205000	1060	760	7	2000	3	7764	N	N	524 W OVERLOCK ST
5	162660	0050	11/1/00	185000	1070	520	7	1975	3	9375	N	N	9640 S 241ST ST
5	315910	0020	3/16/00	120000	1080	0	7	1956	3	5400	N	N	525 VIEW PL
5	383215	0290	4/24/01	207000	1090	1010	7	1983	3	9915	N	N	9239 S 239TH ST
5	803520	0175	7/26/00	184000	1090	1090	7	1958	3	7500	N	N	841 EAST LN
5	918370	0670	3/5/01	159950	1110	0	7	1955	3	6600	N	N	427 VAN DE VANTER AV
5	918370	1040	3/20/00	133000	1120	0	7	1960	4	7200	N	N	712 E GUIBERSON ST
5	932087	0140	8/4/00	147000	1120	520	7	1978	3	10144	N	N	9749 S 239TH PL
5	932087	0070	9/21/00	178500	1120	520	7	1978	3	9051	N	N	9417 S 239TH PL

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	932087	0160	5/4/01	188000	1120	0	7	1978	3	7948	N	N	23925 98TH AV S
5	292205	9161	2/28/01	214500	1130	0	7	1958	3	128066	N	N	26003 108TH AV SE
5	182205	9032	11/19/01	189950	1130	200	7	1976	3	8276	N	N	707 ALVORD AV N
5	192205	9400	5/5/00	194990	1130	750	7	1977	3	9161	N	N	927 E GUIBERSON ST
5	915150	0040	5/3/00	224900	1140	1080	7	1995	3	7206	N	N	9620 S 242ND CT
5	315910	0030	4/3/00	145500	1140	0	7	1955	3	5790	N	N	530 VIEW PL
5	266200	0090	5/16/01	179950	1180	680	7	1960	3	10206	N	N	23931 99TH AV S
5	383215	0110	2/26/01	200000	1180	360	7	1981	3	7586	N	N	23927 92ND PL S
5	383215	0130	3/21/01	203000	1190	260	7	1981	3	9349	N	N	9205 S 239TH PL
5	192205	9312	10/16/00	175500	1190	880	7	1963	3	9147	N	N	717 MAPLEWOOD AV
5	027380	0010	8/22/00	217000	1200	870	7	1963	4	8800	N	N	1343 E WALNUT ST
5	131010	0120	7/27/00	157000	1200	0	7	1976	3	10764	N	N	9512 S 241ST ST
5	547850	0250	4/24/00	194950	1200	620	7	1964	3	10375	N	N	1019 LAUREL ST
5	918370	0835	6/21/00	148000	1220	0	7	1949	4	6600	N	N	434 VAN DE VANTER AV
5	918370	1350	4/10/00	195000	1220	500	7	1949	4	21300	Y	N	515 KENNEBECK AV S
5	553980	0080	4/9/01	135000	1220	0	7	1950	3	10075	N	N	1140 E SEATTLE ST
5	755740	0020	5/1/01	129900	1230	0	7	1958	3	7930	N	N	726 N 4TH AV
5	159860	0331	3/8/00	169950	1250	0	7	1966	3	19874	Y	N	615 SUMMIT AV N
5	435910	0110	10/24/00	236900	1260	1180	7	1978	3	9472	N	N	24719 97TH AV S
5	720900	0050	12/13/00	149950	1260	0	7	1960	3	11403	N	N	23806 98TH AV S
5	155280	0010	8/10/00	202900	1270	1270	7	1968	3	9838	N	N	208 OLYMPIC WY
5	192205	9259	9/25/01	215000	1270	580	7	1967	3	12060	N	N	1203 LAUREL ST
5	720900	0060	11/7/01	160000	1290	0	7	1960	3	11069	N	N	23816 98TH AV S
5	192205	9261	9/13/00	272000	1300	160	7	1958	3	38328	N	N	9631 S 242ND ST
5	027400	0080	4/25/00	225000	1300	1300	7	1966	3	9375	N	N	826 WOODLAND WY
5	547830	0045	10/2/00	163000	1310	0	7	1958	4	9532	N	N	720 CREST AV
5	383100	0025	6/19/00	180000	1310	0	7	1948	4	9000	Y	N	738 LENORA AV
5	614760	0010	8/4/00	155000	1310	0	7	1997	3	4711	N	N	943 1ST AV N
5	614760	0030	5/24/00	157500	1310	0	7	1996	3	4777	N	N	935 1ST AV N

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	027370	0080	1/15/01	160124	1330	0	7	1959	4	8123	N	N	730 MAPLEWOOD AV
5	918370	0363	12/14/00	187900	1340	720	7	1963	4	7252	Y	N	545 KENOSIA AV
5	918370	1105	8/9/01	175000	1350	0	7	1959	3	20400	N	N	535 VAN DE VANTER AV
5	192205	9448	9/19/00	181000	1360	0	7	1997	3	5928	N	N	9409 S 241ST ST
5	192205	9448	7/27/01	185000	1360	0	7	1997	3	5928	N	N	9409 S 241ST ST
5	192205	9350	8/24/00	166500	1360	0	7	1966	3	7440	Y	N	1013 E GUIBERSON ST
5	803520	0035	7/10/01	180000	1370	0	7	1958	4	7700	N	N	1020 E HEMLOCK ST
5	302205	9037	3/9/01	180000	1380	510	7	1964	3	25755	N	N	26412 94TH PLS
5	266200	0010	8/24/00	188900	1400	700	7	1961	3	8875	N	N	23931 100TH AV SE
5	803520	0125	12/1/00	185000	1400	1090	7	1959	3	7650	N	N	821 CREST AV
5	266200	0110	10/12/01	174600	1420	0	7	1963	3	10021	N	N	23911 99TH AV S
5	027370	0070	7/26/00	175000	1460	0	7	1958	3	7500	N	N	737 WOODLAND WY
5	382100	0150	5/23/01	187500	1480	0	7	1964	3	16875	N	N	24629 98TH AV S
5	547850	0060	2/9/01	179950	1490	0	7	1961	4	9375	N	N	1025 E HEMLOCK ST
5	027410	0110	6/22/01	206000	1490	870	7	1968	4	7000	N	N	849 TILDEN AV
5	720900	0020	11/16/00	164000	1510	0	7	1961	3	10951	N	N	23821 99TH AV S
5	885650	0300	2/27/01	187000	1510	0	7	1964	3	9434	Y	N	860 STETSON AV
5	132204	9094	3/13/01	188500	1510	0	7	1991	3	5807	N	N	906 4TH AV N
5	133230	0350	6/26/01	163500	1520	0	7	1957	3	12381	N	N	10104 SE 248TH ST
5	176510	0045	8/17/00	162500	1530	0	7	1967	3	9782	N	N	9614 S 242ND ST
5	554000	0045	7/10/01	229000	1540	1350	7	1958	4	10173	N	N	1121 E GUIBERSON ST
5	866250	0390	11/27/01	210000	1540	0	7	1996	3	6097	N	N	10212 SE 243RD ST
5	918370	2259	2/26/01	178500	1540	0	7	1976	3	7080	N	N	731 VAN DE VANTER AV
5	182205	9102	12/20/00	230000	1540	1540	7	1955	3	7969	Y	N	816 PROSPECT AV N
5	866250	0140	3/7/01	199000	1550	0	7	1996	3	5220	N	N	10218 SE 242ND PL
5	027390	0060	12/11/01	247000	1560	0	7	1963	3	8547	N	N	855 KIMBERLY AV S
5	918370	4190	10/31/00	185000	1560	0	7	1987	3	10000	N	N	944 E MAPLE ST
5	383215	0190	7/18/01	189900	1570	0	7	1982	3	7775	N	N	9220 S 239TH PL
5	866250	0170	8/22/01	192000	1580	0	7	1996	3	5282	N	N	10202 SE 242ND PL

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	866250	0070	5/7/01	209000	1580	0	7	1996	3	8280	N	N	10221 SE 243RD ST
5	131010	0090	7/11/01	210000	1590	700	7	1965	3	13020	N	N	24005 96TH AV S
5	383215	0020	5/15/00	179500	1590	0	7	1981	3	9624	N	N	9228 S 239TH ST
5	133230	0360	9/27/01	181000	1600	0	7	1957	3	13298	N	N	10116 SE 248TH ST
5	192205	9197	7/3/00	187500	1620	0	7	1961	4	13939	N	N	731 MAPLEWOOD AV
5	192205	9136	9/13/00	160000	1620	0	7	1962	3	10125	N	N	1001 E CHICAGO ST
5	918370	0050	12/12/01	187499	1630	0	7	1937	3	9614	N	N	218 KENSINGTON AV S
5	919710	0300	7/3/00	150000	1670	0	7	1955	4	14779	N	N	737 2ND AV S
5	885650	0070	12/12/00	208000	1670	1050	7	1966	3	7038	Y	N	923 VALLEY PL
5	918370	3055	3/31/00	173950	1670	0	7	1958	3	8625	N	N	1010 E WALNUT ST
5	159860	0015	6/29/01	180000	1680	0	7	1998	3	9024	N	N	923 E SMITH ST
5	159860	0016	4/7/00	190000	1680	0	7	1998	3	9024	N	N	925 E SMITH ST
5	866250	0400	4/26/01	223000	1700	0	7	1996	3	5368	N	N	10206 SE 243RD ST
5	245900	0020	12/17/01	210000	1710	1000	7	1967	3	7199	N	N	24830 96TH AV S
5	330801	0010	9/1/00	179500	1710	0	7	1975	3	9390	N	N	26225 WOODLAND WY S
5	302205	9051	7/24/01	250000	1720	0	7	1960	3	88041	N	N	26720 94TH PL S
5	132204	9213	6/18/01	179090	1720	0	7	1981	3	8712	N	N	834 4TH AV S
5	885650	0310	5/15/00	219000	1730	730	7	1965	3	12298	Y	N	866 STETSON AV
5	957820	0130	4/3/00	174000	1760	0	7	1972	4	9370	N	N	812 WYNWOOD DR
5	918370	0030	4/5/00	239500	1810	240	7	1916	4	6160	N	N	226 KENSINGTON AV S
5	918370	0030	11/26/01	254950	1810	240	7	1916	4	6160	N	N	226 KENSINGTON AV S
5	866250	0150	9/27/00	218000	1820	0	7	1996	3	5254	N	N	10212 SE 242ND PL
5	161200	0330	4/17/00	225500	1820	0	7	1940	3	9900	N	N	410 PROSPECT AV N
5	866250	0050	6/4/01	227000	1850	0	7	1999	3	5236	N	N	10211 SE 243RD ST
5	182205	9091	5/25/01	171000	1880	0	7	1907	4	10018	Y	N	803 E JAMES ST
5	866250	0250	5/26/00	205000	1880	0	7	1997	3	5320	N	N	24219 101ST PL SE
5	866250	0100	6/22/00	218000	1880	0	7	1996	3	5320	N	N	24220 102ND PL SE
5	912250	0040	10/10/01	220000	1920	0	7	1964	3	13600	N	N	843 HILLTOP AV
5	027390	0090	6/20/00	187000	2000	0	7	1963	4	8550	N	N	842 KIMBERLY AV S

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	917960	0375	11/27/01	159000	2240	0	7	1907	4	8916	N	N	418 E TITUS ST
5	192205	9289	3/14/01	188000	2390	0	7	1910	4	6202	N	N	634 E TITUS ST
5	638630	0100	12/5/01	207000	2420	0	7	1968	4	7096	N	N	815 MARION PL
5	133230	0290	7/5/01	259950	2490	0	7	1999	3	6300	N	N	24518 101ST PL SE
5	330800	0090	9/15/00	179000	2540	0	7	1975	3	17158	N	N	21118 WOODLAND WY S
5	918370	2330	5/10/01	255000	2650	0	7	1994	3	9655	N	N	808 KENSINGTON AV S
5	133230	0300	5/25/01	244000	2670	0	7	1999	3	6300	N	N	24510 101ST PL SE
5	132204	9089	3/2/01	265000	2730	0	7	1991	3	9050	N	N	838 4TH AV N
5	292205	9210	5/5/00	410000	3070	0	7	1965	5	98010	N	N	10028 SE 267TH ST
5	192205	9441	10/5/00	192500	1130	290	8	1990	3	9779	N	N	9802 S 247TH CT
5	330803	0020	2/22/00	230000	1340	600	8	1978	3	11200	Y	N	26417 WOODLAND WY S
5	330803	0010	3/28/01	244000	1400	690	8	1979	3	11368	Y	N	26407 WOODLAND WY S
5	516370	0045	6/22/01	242900	1420	1000	8	1963	3	10815	Y	N	803 ALVORD AV N
5	192205	9412	12/5/00	217000	1500	1140	8	1978	3	13669	Y	N	1104 E GUIBERSON ST
5	918370	0090	7/26/01	190000	1520	0	8	1958	4	15123	Y	N	815 TACOMA ST
5	330803	0070	9/13/00	274000	1580	600	8	1978	3	10735	Y	N	26603 WOODLAND WY S
5	330803	0300	11/15/00	281000	1650	600	8	1978	3	17888	N	N	26530 99TH PL S
5	383080	0010	10/16/00	250000	1690	500	8	1977	3	12650	N	N	10005 SE 267TH ST
5	192205	9356	4/11/00	198000	1710	0	8	1967	3	12632	N	N	9828 S 248TH ST
5	133065	0090	9/15/00	222000	1740	0	8	1994	3	9698	N	N	9926 S 246TH PL
5	330802	0060	12/27/01	215000	1850	0	8	1977	3	14790	N	N	9862 S 262ND PL
5	221545	0170	10/5/00	229950	1860	0	8	1994	3	7500	N	N	10006 SE 244TH ST
5	027370	0050	2/25/00	194950	1970	0	8	1959	4	7920	N	N	710 MAPLEWOOD AV
5	221545	0090	5/22/00	237000	1990	0	8	1994	3	7649	N	N	10005 SE 244TH CT
5	330803	0410	7/24/01	265000	2070	0	8	1978	3	15978	N	N	26414 WOODLAND WY S
5	914900	0200	1/8/01	240000	2080	0	8	1993	3	11106	N	N	24220 95TH PL S
5	866250	0410	10/18/00	290000	2110	1650	8	1966	3	24057	N	N	24319 102ND AV SE
5	547850	0010	7/9/01	220000	2120	1060	8	1962	4	9375	N	N	925 E HEMLOCK ST
5	914900	0020	10/2/00	238000	2140	0	8	1993	3	7220	N	N	9412 S 242ND ST

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
5	914900	0100	11/16/00	242500	2150	0	8	1992	3	10187	N	N	24107 96TH AV S
5	221545	0210	6/21/01	234500	2240	0	8	1994	3	7200	N	N	10029 SE 244TH ST
5	221545	0100	7/20/00	257500	2240	0	8	1994	3	7589	N	N	10011 SE 244TH CT
5	133065	0040	7/10/01	279500	2290	0	8	1993	3	10393	N	N	9831 S 246TH PL
5	192205	9128	6/5/00	279950	2290	0	8	1997	3	16530	N	N	9925 S 247TH PL
5	192205	9446	5/21/01	293950	2290	0	8	1997	3	15258	N	N	9910 S 247TH PL
5	133065	0130	5/22/00	270000	2430	0	8	1994	3	10597	N	N	9830 S 246TH PL
5	155280	0120	5/16/00	294000	2650	1180	8	1961	4	9597	Y	N	921 CHERRY HILL ST
5	292205	9201	4/3/01	335000	2750	0	8	1991	3	26571	N	N	10222 SE 270TH PL
5	775780	0299	6/7/00	326450	2860	0	8	1979	3	33106	Y	N	22015 92ND AV S
5	775780	0299	3/27/01	358000	2860	0	8	1979	3	33106	Y	N	22015 92ND AV S
5	155280	0220	10/29/01	284950	2900	0	8	1996	3	10200	Y	N	185 OLYMPIC WY
5	775780	0298	9/4/01	252200	2950	0	8	1979	3	33106	Y	N	22007 92ND AV S
5	918370	2431	4/4/01	295000	1740	1140	9	1966	3	51836	Y	N	737 WYNWOOD DR
5	133025	0120	12/15/00	259900	2210	0	9	1992	3	7201	N	N	10011 SE 246TH ST
5	317190	0180	5/9/00	295000	2300	0	9	1991	3	12279	N	N	9707 S 262ND PL
6	541230	0530	4/18/01	149300	830	0	6	1983	3	10010	N	N	25521 120TH PL SE
6	542030	0360	10/9/01	151500	840	0	6	1984	3	7366	N	N	25123 119TH CT SE
6	945420	0005	2/18/00	125000	880	0	6	1946	3	15608	N	N	13720 SE 268TH ST
6	221291	0380	12/17/01	154000	940	0	6	1976	3	6480	N	N	14304 SE 257TH PL
6	541230	0510	7/13/01	188139	940	300	6	1981	3	9100	N	N	25505 120TH PL SE
6	221291	0250	2/8/01	125000	940	0	6	1976	3	6500	N	N	25718 143RD AV SE
6	165700	0040	8/24/00	136500	990	0	6	1950	3	10979	N	N	25412 111TH AV SE
6	542030	0130	10/25/00	150000	1000	0	6	1984	3	6977	N	N	25108 117TH CT SE
6	221291	0070	4/12/00	142000	1010	0	6	1970	3	6500	N	N	14107 SE 259TH PL
6	272205	9105	12/19/00	205000	1010	0	6	1937	3	54014	N	N	13806 SE 272ND ST
6	541230	0470	9/18/00	191000	1010	480	6	1981	3	8450	N	N	25427 120TH PL SE
6	541230	0030	7/18/01	194000	1010	430	6	1981	3	6860	N	N	25424 120TH PL SE
6	542030	0230	3/20/00	155000	1060	0	6	1984	3	7641	N	N	25103 118TH CT SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	405080	0005	8/1/01	300000	1070	1000	6	1948	3	6800	Y	Y	14446 SE 270TH PL
6	541230	0390	4/6/01	185000	1080	440	6	1981	3	7140	N	N	25311 120TH PL SE
6	541230	0400	3/21/01	185000	1090	0	6	1981	3	7770	N	N	11958 SE 254TH ST
6	542030	0420	8/21/00	184000	1090	0	6	1984	3	11391	N	N	25111 117TH CT SE
6	542030	0280	2/20/01	191000	1090	0	6	1984	3	8224	N	N	25118 118TH CT SE
6	682990	0080	5/26/00	159000	1090	0	6	1964	3	9750	N	N	25037 128TH PL SE
6	202205	9145	3/29/00	159950	1200	0	6	1960	3	13214	N	N	25308 113TH AV SE
6	383021	0510	11/15/00	152500	1200	0	6	1977	3	7500	N	N	11902 SE 252ND PL
6	383021	0760	4/10/01	155500	1200	0	6	1977	3	6000	N	N	11712 SE 255TH PL
6	383021	0780	5/3/01	157000	1200	0	6	1977	3	8250	N	N	11717 SE 255TH PL
6	383021	0330	10/30/01	158000	1200	0	6	1977	3	7700	N	N	11829 SE 253RD ST
6	383021	0320	10/10/01	158000	1200	0	6	1977	3	7220	N	N	11825 SE 253RD ST
6	383021	0790	12/11/01	159000	1200	0	6	1977	3	8400	N	N	11721 SE 255TH PL
6	383021	0810	6/13/01	162000	1200	0	6	1977	3	9375	N	N	11733 SE 255TH PL
6	383021	0740	11/12/01	162000	1200	0	6	1977	3	7350	N	N	11720 SE 255TH PL
6	383021	0300	9/28/01	162000	1200	0	6	1977	3	7200	N	N	11813 SE 253RD ST
6	383021	0750	9/23/01	162200	1200	0	6	1977	3	8750	N	N	11716 SE 255TH PL
6	383021	0310	6/4/01	162500	1200	0	6	1977	3	7200	N	N	11819 SE 253RD ST
6	383021	0800	5/10/01	165000	1200	0	6	1977	3	8750	N	N	11727 SE 255TH PL
6	383021	0720	9/24/01	165500	1200	0	6	1977	3	7000	N	N	11732 SE 255TH PL
6	383021	0340	5/24/01	165700	1200	0	6	1977	3	7420	N	N	11833 SE 253RD ST
6	383021	0730	3/29/01	166000	1200	0	6	1977	3	7475	N	N	11726 SE 255TH PL
6	383021	0360	6/1/00	167900	1200	0	6	1977	3	7200	N	N	11828 SE 253RD ST
6	383021	0030	7/30/01	168000	1200	0	6	1977	3	7210	N	N	25512 118TH PL SE
6	383021	0400	12/17/01	171300	1200	0	6	1977	3	7200	N	N	11806 SE 253RD ST
6	383021	0770	6/29/01	171950	1200	0	6	1977	3	7000	N	N	11713 SE 255TH PL
6	202205	9217	12/19/01	155000	1220	0	6	1970	4	8832	N	N	10940 SE 256TH ST
6	221291	0190	12/28/01	163000	1220	0	6	1976	3	7551	N	N	25906 143RD AV SE
6	221291	0050	10/20/00	160000	1230	0	6	1970	4	6484	N	N	14101 SE 259TH PL

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	222205	9034	4/13/01	197000	1230	0	6	1930	4	38762	N	N	13212 SE 256TH ST
6	221291	0460	5/24/01	152000	1250	0	6	1976	3	6422	N	N	25731 143RD AV SE
6	150950	0220	5/23/01	160000	1360	0	6	1930	3	17209	N	N	12810 SE 241ST ST
6	221291	0670	12/20/01	179000	1370	0	6	1970	3	6658	N	N	14006 SE 259TH ST
6	542030	0090	9/17/01	184900	1420	0	6	1984	3	8138	N	N	25123 117TH CT SE
6	221291	0140	10/25/00	151500	1570	0	6	1970	3	7545	N	N	14223 SE 259TH PL
6	222205	9121	5/24/01	213000	2050	0	6	1911	5	43560	Y	N	25112 132ND AV SE
6	202205	9135	11/20/01	209160	2100	0	6	1959	3	19520	N	N	25409 113TH AV SE
6	405130	0160	10/19/01	124750	970	0	7	1977	3	2903	N	N	13717 SE 256TH PL
6	405130	0120	12/17/01	125000	970	0	7	1977	3	2845	N	N	13727 SE 256TH PL
6	547011	0190	6/8/01	167000	980	0	7	1971	4	10670	N	N	26035 147TH PL SE
6	714020	0610	11/14/00	188500	980	760	7	1980	3	8500	N	N	12903 SE 259TH PL
6	714020	0060	1/24/01	184000	990	0	7	1980	3	6375	N	N	25833 131ST PL SE
6	714020	0790	3/15/01	215000	990	650	7	1980	3	7125	N	N	25962 130TH PL SE
6	714020	0700	11/14/01	218500	1000	910	7	1980	3	8400	N	N	25956 129TH PL SE
6	405110	0030	7/27/01	182000	1030	400	7	1978	3	7700	N	N	25402 146TH AV SE
6	405110	0010	11/29/01	199950	1030	400	7	1978	3	8170	N	N	25418 146TH AV SE
6	351200	0010	7/16/01	182500	1050	350	7	1964	3	10733	N	N	25437 116TH AV SE
6	945420	0050	10/25/00	350000	1060	990	7	1945	4	10260	Y	Y	26736 138TH PL SE
6	405111	0070	1/20/00	179900	1080	440	7	1979	4	12390	N	N	25218 146TH AV SE
6	405110	0500	10/22/01	183500	1080	460	7	1978	3	10500	N	N	25519 146TH AV SE
6	405111	0140	7/14/00	182500	1080	330	7	1979	3	7980	N	N	14416 SE 252ND PL
6	541240	0110	5/9/00	189900	1080	320	7	1988	3	11405	N	N	12043 SE 249TH PL
6	541231	0520	5/23/00	177000	1120	0	7	1983	3	9781	N	N	25205 120TH PL SE
6	546675	0280	8/15/01	202000	1130	290	7	1985	3	8509	N	N	27023 138TH AV SE
6	113760	0050	8/15/01	184950	1140	510	7	1978	3	7843	N	N	24919 129TH PL SE
6	769790	0040	7/27/00	180000	1140	320	7	1989	3	9206	N	N	25957 118TH PL SE
6	405111	0020	7/23/01	180000	1150	490	7	1979	3	7176	N	N	25322 146TH AV SE
6	769786	0420	5/23/01	199950	1150	250	7	1986	3	5760	N	N	25714 119TH PL SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	541240	0100	4/17/01	212000	1160	320	7	1988	3	11893	N	N	12039 SE 249TH PL
6	714020	0130	3/7/00	177950	1160	500	7	1980	3	7446	N	N	25842 129TH PL SE
6	714020	0180	12/1/00	179000	1160	500	7	1980	3	8858	N	N	12909 SE 258TH ST
6	769792	0080	7/26/00	190400	1160	790	7	1992	3	7804	N	N	12110 SE 261ST CT
6	714020	0600	7/23/01	190000	1170	0	7	1980	3	8325	N	N	25944 129TH AV SE
6	714020	0470	10/30/01	205000	1170	520	7	1980	3	7350	N	N	25825 128TH PL SE
6	769787	0410	10/24/01	185000	1170	1170	7	1986	3	10490	N	N	26301 119TH DR SE
6	769787	0490	12/22/00	168000	1170	0	7	1986	3	7228	N	N	26204 119TH DR SE
6	113760	0110	5/11/00	180000	1180	800	7	1978	3	13111	N	N	25033 129TH PL SE
6	714020	0200	3/24/00	180500	1180	570	7	1980	3	7200	N	N	25811 129TH PL SE
6	714020	0240	7/10/01	203000	1180	570	7	1980	3	7446	N	N	25843 129TH PL SE
6	769790	0010	10/6/00	194990	1180	320	7	1989	3	9314	N	N	25943 118TH PL SE
6	815576	0060	7/11/00	146950	1180	120	7	1927	3	8339	N	N	11226 SE 240TH PL
6	216140	0010	11/30/00	164950	1200	0	7	1994	3	13303	N	N	25607 109TH PL SE
6	212205	9050	6/20/00	325000	1210	710	7	1958	3	114562	N	N	24228 116TH AV SE
6	675670	0030	5/22/01	179950	1220	680	7	1962	3	29418	N	N	26026 116TH AV SE
6	179030	0110	9/17/01	199500	1230	780	7	1980	4	8800	N	N	24902 132ND PL SE
6	546631	0360	2/28/00	105000	1230	0	7	1983	3	1509	N	N	24907 144TH PL SE
6	546631	0470	3/1/00	114000	1230	0	7	1983	3	1561	N	N	25013 144TH PL SE
6	546631	0170	2/15/00	115000	1230	0	7	1983	3	1553	N	N	24805 144TH PL SE
6	546631	0270	3/24/00	116500	1230	0	7	1983	3	1794	N	N	24829 144TH PL SE
6	546631	0680	8/30/00	117950	1230	0	7	1983	3	1654	N	N	14415 SE 251ST PL
6	546631	0690	8/21/00	117995	1230	0	7	1983	3	1677	N	N	14417 SE 251ST PL
6	546631	0660	4/5/00	118450	1230	0	7	1983	3	1551	N	N	14411 SE 251ST PL
6	546631	0110	10/27/00	121450	1230	0	7	1983	3	1562	N	N	25008 144TH PL SE
6	546631	0660	8/5/01	128000	1230	0	7	1983	3	1551	N	N	14411 SE 251ST PL
6	769785	0330	3/6/00	168000	1230	0	7	1985	3	7911	N	N	25624 118TH PL SE
6	546675	0170	7/13/00	190000	1240	290	7	1985	3	8314	N	N	26916 138TH AV SE
6	945420	0009	11/15/01	215000	1240	390	7	1976	3	9000	N	N	13612 SE 268TH ST

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	783080	0081	1/7/00	129450	1250	0	7	1926	3	9602	N	N	10726 SE 244TH ST
6	783080	0351	5/23/00	242740	1250	180	7	1963	3	49658	N	N	10635 SE 244TH ST
6	541231	0090	3/30/01	193900	1260	0	7	1985	3	7277	N	N	12030 SE 252ND PL
6	714020	0340	10/26/01	218500	1260	1200	7	1980	3	6900	N	N	12831 SE 259TH ST
6	769790	0030	12/15/00	170000	1260	0	7	1989	3	7474	N	N	25953 118TH PL SE
6	547010	0450	8/28/01	168950	1270	0	7	1968	3	10045	N	N	14509 SE 262ND ST
6	202205	9330	4/5/01	235500	1270	930	7	2001	3	10242	N	N	25231 114TH AV SE
6	202205	9329	7/17/01	237000	1270	930	7	2001	3	11523	N	N	25232 113TH AV SE
6	541231	0350	12/17/01	193400	1270	270	7	1984	3	8782	N	N	12049 SE 250TH PL
6	541231	0390	4/17/01	194950	1270	270	7	1984	3	10339	N	N	12038 SE 250TH PL
6	541231	0410	4/27/01	196000	1270	270	7	1984	3	8511	N	N	12024 SE 250TH PL
6	769787	0010	11/27/00	203000	1270	860	7	1986	3	7204	N	N	25972 118TH PL SE
6	769787	0340	4/28/00	205000	1270	840	7	1985	3	7051	N	N	11838 SE 263RD CT
6	547010	0100	11/13/00	177500	1280	0	7	1970	3	10228	N	N	14514 SE 262ND ST
6	541231	0300	2/27/01	183990	1290	330	7	1984	3	7143	N	N	12027 SE 250TH PL
6	541240	0150	7/26/01	219950	1290	360	7	1988	3	7629	N	N	24912 121ST PL SE
6	202205	9139	9/22/00	315000	1300	440	7	1960	3	101059	N	N	10824 SE 244TH ST
6	365300	0080	4/20/00	150000	1300	0	7	1967	3	11728	N	N	25420 113TH AV SE
6	405111	0300	7/24/00	152350	1300	0	7	1979	3	7200	N	N	14503 SE 252ND PL
6	282205	9154	1/5/00	250000	1310	0	7	1960	3	104108	N	N	25824 124TH AV SE
6	405110	0320	1/27/00	135000	1310	0	7	1978	3	7290	N	N	25446 144TH PL SE
6	405110	0150	6/28/01	158000	1310	0	7	1978	3	8925	N	N	25305 145TH PL SE
6	405110	0460	1/17/01	180000	1320	600	7	1978	4	7575	N	N	25421 146TH AV SE
6	179030	0260	4/10/00	215000	1330	840	7	1981	4	10500	N	N	13316 SE 249TH ST
6	179030	0260	5/23/01	242000	1330	840	7	1981	4	10500	N	N	13316 SE 249TH ST
6	202205	9250	11/29/01	177000	1340	0	7	1981	3	13216	N	N	25207 111TH AV SE
6	210850	0310	10/26/00	179950	1340	0	7	1994	3	7771	N	N	13625 SE 268TH ST
6	212205	9084	10/9/00	285000	1340	210	7	1963	3	207781	N	N	25031 124TH AV SE
6	272205	9215	10/13/00	168000	1340	0	7	1968	3	16480	N	N	26510 134TH AV SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	202205	9230	7/23/01	274700	1360	1300	7	1955	3	70131	Y	N	11215 SE 244TH ST
6	351200	0090	4/18/01	151380	1370	0	7	1964	3	9731	N	N	11502 SE 254TH PL
6	769785	0010	10/17/01	180000	1370	0	7	1987	3	8742	N	N	11742 SE 256TH PL
6	372880	0310	7/20/00	189500	1400	0	7	1968	3	19577	N	N	14447 SE 263RD ST
6	541231	0420	4/30/01	198000	1400	0	7	1984	3	12556	N	N	12020 SE 250TH PL
6	769787	0260	7/13/01	179950	1400	0	7	1986	3	8524	N	N	11825 SE 261ST PL
6	546675	0340	7/26/01	196500	1410	0	7	1984	3	10358	N	N	27129 139TH PL SE
6	769787	0740	3/23/00	172000	1410	0	7	1985	3	7230	N	N	11916 SE 260TH PL
6	769787	0680	5/9/00	172100	1410	0	7	1985	3	7210	N	N	11945 SE 260TH PL
6	405110	0120	11/29/01	187500	1420	700	7	1978	4	7500	N	N	25310 145TH PL SE
6	769786	0460	10/27/00	166000	1430	0	7	1985	3	7638	N	N	11914 SE 257TH ST
6	541231	0460	7/3/00	179900	1440	0	7	1984	3	8554	N	N	25105 120TH PL SE
6	541231	0150	3/20/01	212000	1440	410	7	1983	3	7825	N	N	12009 SE 251ST PL
6	776340	0070	12/14/01	178500	1460	0	7	1958	4	11340	N	N	25734 135TH AV SE
6	547000	0190	3/12/01	237500	1460	700	7	1968	3	10800	N	N	14734 SE 263RD ST
6	547010	0150	12/10/01	179900	1480	0	7	1968	3	10200	N	N	14511 SE 261ST ST
6	776340	0060	11/7/00	192836	1490	0	7	1959	3	11340	N	N	25714 135TH AV SE
6	769792	0170	9/19/01	187000	1490	0	7	1990	3	8170	N	N	12148 SE 260TH PL
6	272205	9090	10/4/01	389000	1510	980	7	1966	3	10205	Y	Y	26216 135TH AV SE
6	769787	0880	4/19/01	184900	1510	0	7	1986	3	6540	N	N	25825 117TH PL SE
6	282205	9318	12/28/00	215000	1520	0	7	1997	3	9244	N	N	11711 SE 256TH PL
6	386500	0010	7/17/01	192000	1520	0	7	1984	3	8816	N	N	26618 134TH AV SE
6	340030	0010	4/4/00	155000	1530	0	7	1966	4	9450	N	N	14421 SE 270TH PL
6	815576	0100	7/27/00	189950	1540	0	7	2000	3	6142	N	N	11205 SE 240TH PL
6	815576	0090	7/20/00	189950	1540	0	7	2000	3	5704	N	N	11211 SE 240TH PL
6	541231	0230	9/6/01	197500	1550	0	7	1983	3	6691	N	N	12032 SE 251ST PL
6	769791	0110	8/10/00	201000	1550	0	7	1990	3	6605	N	N	12205 SE 263RD ST
6	282205	9314	1/12/00	182000	1560	0	7	1997	3	6138	N	N	11726 SE 256TH PL
6	282205	9091	10/26/01	217000	1560	0	7	1930	3	7713	N	N	11710 SE 256TH PL

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	769787	0470	6/21/01	194000	1570	0	7	1986	3	7205	N	N	26216 119TH DR SE
6	815575	0100	8/8/01	210000	1570	0	7	1998	3	7200	N	N	24107 113TH PL SE
6	282205	9039	1/2/01	198000	1590	400	7	1980	3	13503	N	N	13132 SE 261ST ST
6	351210	0020	6/6/00	178000	1590	0	7	1967	3	10571	N	N	25438 114TH AV SE
6	660079	0060	9/23/01	219900	1590	0	7	1998	3	5701	N	N	24829 107TH AV SE
6	769791	0150	4/17/01	209900	1590	0	7	1990	3	9025	N	N	12208 SE 263RD ST
6	546790	0060	10/20/00	230000	1600	950	7	1965	3	12271	N	N	26207 143RD AV SE
6	546790	0060	8/3/01	260000	1600	950	7	1965	3	12271	N	N	26207 143RD AV SE
6	769787	0050	7/25/01	209900	1600	0	7	1986	3	5760	N	N	25956 118TH PL SE
6	202205	9221	3/27/00	169500	1610	0	7	1992	3	9760	N	N	25437 113TH AV SE
6	801625	0090	11/20/00	177000	1610	0	7	1994	3	9860	N	N	26310 127TH AV SE
6	801625	0040	8/10/01	183000	1610	0	7	1994	3	8442	N	N	26307 127TH AV SE
6	801625	0010	6/14/01	189300	1610	0	7	1994	3	5974	N	N	26329 127TH AV SE
6	372880	0292	6/26/01	248000	1620	1570	7	1962	4	16551	N	N	14709 SE 263RD ST
6	769792	0340	2/15/00	189950	1620	0	7	1990	3	7426	N	N	26117 121ST AV SE
6	769792	0030	12/27/01	208250	1630	0	7	1990	3	6270	N	N	12111 121ST AV SE
6	107960	0300	10/26/01	203500	1640	480	7	1989	3	11520	N	N	25710 126TH AV SE
6	769786	0110	5/5/00	189950	1640	0	7	1986	3	6912	N	N	25715 119TH PL SE
6	282205	9119	9/27/00	205500	1660	0	7	1992	3	15035	N	N	11631 SE 256TH ST
6	546630	0140	7/3/00	131000	1660	0	7	1981	3	2258	N	N	24830 145TH LN SE
6	546630	0400	1/29/01	135000	1660	0	7	1981	3	2251	N	N	24805 145TH LN SE
6	546630	0070	4/27/01	135900	1660	0	7	1981	3	2193	N	N	24814 145TH LN SE
6	546631	0510	8/15/00	134950	1660	0	7	1983	3	2243	N	N	25023 144TH PL SE
6	546631	0090	11/19/01	157950	1660	0	7	1983	3	3154	N	N	25016 144TH PL SE
6	769792	0270	7/6/00	182950	1670	0	7	1990	3	9807	N	N	12015 SE 260TH PL
6	272205	9158	7/14/00	184900	1680	0	7	1977	3	12000	N	N	13521 SE 266TH ST
6	801625	0150	11/20/00	203000	1680	0	7	1994	3	8086	N	N	26334 127TH AV SE
6	546790	0050	5/9/00	231000	1690	510	7	1976	3	18427	N	N	26201 143RD AV SE
6	546790	0220	3/1/00	182500	1710	0	7	1966	3	12825	N	N	26214 143RD AV SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	769785	0380	4/5/00	187950	1710	0	7	1987	3	7533	N	N	11816 SE 256TH PL
6	107960	0430	6/9/00	222750	1720	640	7	1976	4	13013	N	N	25826 126TH AV SE
6	403050	0040	5/14/01	227000	1720	0	7	1984	3	10125	N	N	13227 SE 261ST ST
6	776340	0020	3/6/00	185000	1720	0	7	1975	3	17050	N	N	13530 SE 257TH ST
6	546630	0300	2/2/01	120000	1720	0	7	1981	3	2251	N	N	24859 145TH LN SE
6	282205	9134	5/3/00	340000	1730	890	7	1956	4	104108	N	N	25930 124TH AV SE
6	405080	0125	5/21/01	525000	1730	1400	7	1969	3	19926	Y	Y	14248 SE 270TH PL
6	547010	0060	5/17/00	183000	1730	0	7	1968	3	9891	N	N	26131 147TH AV SE
6	210850	0260	6/22/00	200000	1740	0	7	1994	3	6960	N	N	26826 136TH PL SE
6	210850	0220	3/23/01	215000	1740	0	7	1994	3	6960	N	N	26920 136TH PL SE
6	546630	0090	8/24/00	128500	1740	0	7	1981	3	2225	N	N	24818 145TH LN SE
6	546630	0410	12/19/01	155000	1740	0	7	1981	3	2251	N	N	24803 145TH LN SE
6	714020	0420	9/28/01	202000	1750	0	7	1980	3	7140	N	N	12837 SE 258TH ST
6	546790	0120	7/12/00	245000	1760	180	7	1963	3	12031	N	N	26311 143RD AV SE
6	546631	0020	6/26/00	142000	1780	0	7	1983	3	2592	N	N	14426 SE 251ST PL
6	546631	0040	10/25/00	154500	1780	0	7	1983	3	2678	N	N	14422 SE 251ST PL
6	505790	0210	3/3/00	204950	1790	0	7	2000	3	4160	N	N	13109 SE 264TH PL
6	505790	0140	3/7/00	204950	1790	0	7	2000	3	4000	N	N	13008 SE 264TH PL
6	505790	0120	1/19/00	205000	1790	0	7	2000	3	4021	N	N	13018 SE 264TH PL
6	505790	0230	2/24/00	206500	1790	0	7	2000	3	4160	N	N	13119 SE 264TH PL
6	505790	0130	5/12/00	206950	1790	0	7	2000	3	4000	N	N	13014 SE 264TH PL
6	815576	0080	10/12/00	209950	1790	0	7	2000	3	6982	N	N	11221 SE 240TH PL
6	815576	0110	10/20/00	209950	1790	0	7	2000	3	5705	N	N	24104 112TH AV SE
6	815576	0120	8/11/00	211950	1790	0	7	2000	3	5705	N	N	24108 112TH AV SE
6	815576	0070	7/21/00	214950	1790	0	7	2000	3	6473	N	N	11227 SE 240TH PL
6	815576	0030	6/26/00	209950	1790	0	7	2000	3	6028	N	N	11216 SE 240TH PL
6	179030	0270	6/21/01	206000	1800	0	7	1985	3	9936	N	N	13308 SE 249TH ST
6	505790	0250	5/11/00	203000	1810	0	7	1999	3	4266	N	N	13131 SE 264TH PL
6	505790	0180	3/24/00	203950	1810	0	7	1999	3	4056	N	N	13021 SE 264TH PL

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	769792	0520	2/9/00	187500	1830	0	7	1990	3	8547	N	N	12017 SE 262ND PL
6	769792	0200	3/16/00	194950	1830	0	7	1991	3	6384	N	N	12124 SE 260TH PL
6	769792	0380	4/18/01	224900	1830	0	7	1990	3	10890	N	N	26120 120TH PL SE
6	801623	0150	5/25/01	233838	1850	0	7	1997	3	7841	N	N	12910 SE 261ST PL
6	660079	0070	5/16/00	212000	1870	0	7	1998	3	5703	N	N	24903 107TH AV SE
6	769791	0280	6/21/00	199950	1870	0	7	1990	3	7595	N	N	12112 SE 262ND CT
6	546631	0440	4/20/00	150950	1880	0	7	1983	3	3049	N	N	24927 144TH PL SE
6	546631	0640	5/25/00	153000	1880	0	7	1983	3	3458	N	N	25055 144TH PL SE
6	769791	0350	3/22/00	212500	1880	0	7	1990	3	6599	N	N	12028 SE 263RD ST
6	776340	0075	4/12/00	186000	1890	0	7	1963	4	11340	N	N	13508 SE 258TH ST
6	505790	0220	1/5/00	209750	1890	0	7	1999	3	4160	N	N	13113 SE 264TH PL
6	505790	0240	3/8/00	212500	1890	0	7	1999	3	4160	N	N	13129 SE 264TH PL
6	546631	0250	3/2/00	130000	1900	0	7	1983	3	3061	N	N	24825 144TH PL SE
6	546631	0150	3/23/00	144500	1900	0	7	1983	3	2772	N	N	24801 144TH PL SE
6	546631	0050	5/19/00	149950	1900	0	7	1983	3	2774	N	N	25024 144TH PL SE
6	546631	0250	11/13/00	150000	1900	0	7	1983	3	3061	N	N	24825 144TH PL SE
6	546631	0450	3/19/01	155000	1900	0	7	1983	3	2351	N	N	25009 144TH PL SE
6	546631	0200	9/12/01	157500	1900	0	7	1983	3	2514	N	N	24813 144TH PL SE
6	546631	0400	10/16/01	164550	1900	0	7	1983	3	3049	N	N	24919 144TH PL SE
6	546800	0020	1/20/00	163000	1920	0	7	1966	3	13685	N	N	26623 127TH AV SE
6	546630	0500	1/22/01	132500	1940	0	7	1981	3	2566	N	N	25003 146TH AV SE
6	546630	0480	10/17/00	155000	1940	0	7	1981	3	2883	N	N	24941 146TH AV SE
6	372880	0330	7/10/01	255000	1950	600	7	1950	3	13980	N	N	26703 148TH AV SE
6	405080	0135	9/28/01	435000	1970	0	7	1965	3	17748	Y	Y	14244 SE 270TH PL
6	660079	0220	5/17/00	205000	1970	0	7	1998	3	6540	N	N	24810 107TH AV SE
6	769792	0500	9/19/00	224950	2000	0	7	1990	3	10837	N	N	12005 SE 262ND PL
6	769792	0290	7/13/01	230900	2000	0	7	1991	3	7450	N	N	26031 121ST AV SE
6	769786	0370	10/30/00	209950	2010	0	7	1986	3	7200	N	N	25818 119TH PL SE
6	769785	0270	8/22/01	225450	2020	0	7	1987	3	7496	N	N	25805 118TH PL SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	769785	0400	6/28/00	178500	2050	0	7	1987	3	7535	N	N	25602 118TH PL SE
6	801620	0060	11/29/01	209950	2060	0	7	1911	5	16215	N	N	26234 131ST PL SE
6	505790	0010	1/20/00	210500	2100	0	7	1999	3	4472	N	N	13128 264TH PL SE
6	386500	0040	7/19/01	254300	2110	0	7	1984	3	10449	N	N	26605 135TH AV SE
6	210850	0210	3/27/00	247000	2140	0	7	1994	3	7339	N	N	13704 SE 270TH ST
6	210850	0080	12/15/00	224200	2150	0	7	1994	3	6449	N	N	26921 136TH PL SE
6	769792	0010	3/2/00	218000	2170	0	7	1991	3	7557	N	N	26116 121ST AV SE
6	637900	0080	6/22/01	219000	2180	0	7	1984	3	10865	N	N	11408 SE 256TH PL
6	058647	0440	1/10/00	207365	2200	0	7	1999	3	5700	N	N	12924 SE 258TH ST
6	210850	0240	1/18/01	225000	2210	0	7	1994	3	7999	N	N	26908 136TH PL SE
6	637900	0010	6/5/01	230000	2210	0	7	1981	3	9032	N	N	11528 SE 257TH PL
6	282205	9219	1/29/01	283000	2390	0	7	2000	3	14841	N	N	11613 SE 256TH ST
6	058647	0160	11/16/01	239000	2490	0	7	1999	3	6086	N	N	25723 130TH AV SE
6	058647	0160	3/12/01	240000	2490	0	7	1999	3	6086	N	N	25723 130TH AV SE
6	058647	0010	2/25/00	254010	2490	0	7	1999	3	7763	N	N	25605 129TH AV SE
6	058647	0270	5/23/00	224580	2640	0	7	2000	3	6991	N	N	13014 SE 256TH PL
6	058647	0170	2/15/00	230845	2670	0	7	1999	3	5701	N	N	25728 130TH AV SE
6	058647	0290	4/7/00	243832	2670	0	7	2000	3	5711	N	N	1302 SE 256TH PL
6	058647	0310	3/1/00	231746	2720	0	7	1999	3	5700	N	N	12926 SE 256TH PL
6	058647	0240	3/15/00	238495	2720	0	7	1999	3	7284	N	N	25708 130TH AV SE
6	058647	0330	5/8/00	236370	3040	0	7	2000	3	6024	N	N	12914 SE 256TH PL
6	058647	0180	6/1/00	240295	3040	0	7	2000	3	5707	N	N	25724 130TH AV SE
6	058647	0100	2/11/00	242902	3040	0	7	1999	3	6009	N	N	12913 SE 257TH ST
6	058647	0320	1/14/00	247607	3040	0	7	1999	3	5700	N	N	12922 SE 256TH PL
6	058647	0280	3/1/00	256552	3040	0	7	1999	3	5700	N	N	13008 SE 256TH PL
6	058647	0340	4/4/00	243500	3060	0	7	1999	3	5700	N	N	12915 SE 256TH PL
6	637900	0040	10/4/01	267000	3070	0	7	1983	3	8582	N	N	11510 SE 256TH PL
6	202205	9223	9/4/01	288000	3300	0	7	1972	3	19803	N	N	24210 110TH PL SE
6	058647	0190	1/13/00	282416	3420	0	7	1999	3	5803	N	N	25718 130TH AV SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	058647	0460	4/9/01	309950	3420	0	7	1999	3	5700	N	N	12910 SE 258TH ST
6	382650	0500	8/8/01	186500	1080	500	8	1977	4	8400	N	N	24614 131ST PL SE
6	382650	1190	6/28/01	215000	1090	590	8	1978	3	8208	N	N	24604 130TH PL SE
6	382650	1230	5/22/01	194450	1120	510	8	1978	4	7040	N	N	12951 SE 246TH ST
6	382650	0450	2/21/00	177500	1190	820	8	1977	3	10030	N	N	13037 SE 247TH PL
6	382650	1080	2/23/00	178000	1220	290	8	1977	3	9064	N	N	24622 130TH AV SE
6	329575	0800	5/17/00	207491	1270	720	8	1999	3	6003	N	N	11905 SE 245TH ST
6	382650	0550	3/19/01	194900	1270	690	8	1978	3	9600	N	N	24504 131ST PL SE
6	382650	0760	2/7/01	198950	1380	460	8	1978	4	7700	N	N	24525 129TH PL SE
6	382650	0230	5/8/00	198000	1400	460	8	1978	4	8400	N	N	12826 SE 245TH ST
6	382650	0350	2/20/01	176000	1410	0	8	1978	3	9600	N	N	12905 SE 247TH PL
6	382650	0190	9/19/00	192000	1440	460	8	1978	4	7000	N	N	12916 SE 245TH ST
6	212205	9149	8/1/00	244000	1480	750	8	1976	3	33660	N	N	12418 SE 251ST PL
6	382650	0750	10/24/00	220000	1490	650	8	1978	4	8400	N	N	24531 129TH PL SE
6	382650	0570	4/13/00	171950	1490	0	8	1978	3	8000	N	N	24507 131ST PL SE
6	546950	1800	7/17/01	249950	1500	870	8	1975	4	16055	N	N	14204 SE 243RD ST
6	403050	0200	5/2/01	395000	1510	1120	8	1964	3	12592	Y	Y	26108 134TH AV SE
6	381470	0060	7/27/00	219500	1520	460	8	1988	3	7573	Y	N	12719 SE 254TH PL
6	381470	0060	3/15/01	229950	1520	460	8	1988	3	7573	Y	N	12719 SE 254TH PL
6	221500	0020	9/12/01	232000	1530	620	8	1988	3	11726	N	N	14408 SE 256TH PL
6	381470	0420	5/22/01	203500	1540	0	8	1985	3	6972	N	N	25232 127TH AV SE
6	381470	0710	7/13/00	230000	1560	1550	8	1986	3	11730	N	N	25417 126TH AV SE
6	202205	9201	6/20/01	224000	1570	1520	8	1969	3	10002	N	N	24409 116TH AV SE
6	801620	0390	4/20/00	198500	1580	0	8	1991	3	8816	N	N	12874 SE 262ND PL
6	801620	0530	10/23/00	218950	1580	0	8	1992	3	7000	N	N	12841 SE 262ND PL
6	801620	0420	11/27/00	210000	1590	0	8	1991	3	8716	N	N	12860 SE 262ND PL
6	272205	9109	7/31/01	270000	1620	580	8	1978	3	46609	N	N	13500 SE 266TH ST
6	282205	9174	6/27/00	239950	1630	500	8	1980	3	21780	N	N	25610 126TH PL SE
6	501580	0010	1/5/00	196500	1630	0	8	1996	3	7074	N	N	13709 SE 255TH PL

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	212205	9185	4/2/01	229950	1632	0	8	2000	3	7600	N	N	24007 130TH AV SE
6	546950	2760	5/25/00	254000	1650	600	8	1974	4	14208	Y	N	13544 SE 251ST PL
6	382650	0270	5/25/01	230000	1680	570	8	1977	4	10625	N	N	12910 SE 245TH ST
6	546950	2810	6/20/00	234950	1680	0	8	1977	3	14522	N	N	25006 135TH AV SE
6	381470	0820	7/6/00	205000	1680	0	8	1989	3	6800	N	N	25416 126TH AV SE
6	815576	0040	3/14/01	204800	1680	0	8	2001	3	6655	N	N	11220 SE 240TH PL
6	381470	0280	3/8/01	213000	1690	0	8	1990	3	6648	N	N	12718 SE 254TH CT
6	724810	0070	7/26/00	209950	1710	0	8	2000	3	5895	N	N	12204 SE 258TH PL
6	288797	0100	1/9/01	259950	1720	0	8	1999	3	5759	N	N	13804 SE 255TH PL
6	282205	9258	4/9/01	275000	1730	800	8	1970	3	47916	N	N	26420 128TH AV SE
6	501580	0100	1/19/01	198000	1740	580	8	1974	4	8900	N	N	25525 137TH PL SE
6	288797	0060	8/31/01	240000	1740	0	8	1999	3	2537	N	N	13812 SE 255TH PL
6	505790	0110	3/13/01	211900	1740	0	8	2001	3	4405	N	N	13022 SE 264TH ST
6	505790	0100	1/30/01	211900	1740	0	8	2001	3	4201	N	N	13026 SE 264TH ST
6	505790	0150	3/13/01	212900	1740	0	8	2001	3	4040	N	N	13006 SE 264TH ST
6	801620	0410	4/18/00	193775	1740	0	8	1991	3	9001	N	N	12866 SE 262ND PL
6	815576	0050	12/19/00	222488	1750	0	8	2001	3	5979	N	N	11222 SE 240TH PL
6	329575	0090	12/18/01	203000	1760	0	8	1998	3	6331	N	N	11931 245TH PL SE
6	546950	2390	2/21/01	323000	1770	1110	8	1984	3	16617	Y	N	24707 136TH AV SE
6	381470	0790	8/16/01	218000	1770	0	8	1986	3	6994	N	N	25434 126TH AV SE
6	133029	0050	1/2/01	225000	1790	0	8	1999	3	6442	N	N	26425 126TH PL SE
6	150970	0090	2/22/01	214950	1790	0	8	2001	3	5998	N	N	24308 130TH AV SE
6	150970	0150	3/7/01	219950	1790	0	8	2001	3	6820	N	N	24130 130TH AV SE
6	150970	0230	2/22/01	219950	1790	0	8	2001	3	6720	N	N	24102 130TH AV SE
6	150970	0170	3/27/01	219950	1790	0	8	2000	3	5865	N	N	24126 130TH AV SE
6	150970	0070	1/9/01	219950	1790	0	8	2001	3	5448	N	N	24318 130TH AV SE
6	150970	0200	3/21/01	221300	1790	0	8	2001	3	6720	N	N	24110 130TH AV SE
6	150970	0280	3/21/01	223300	1790	0	8	2001	3	7981	N	N	24307 130TH AV SE
6	212205	9189	10/20/00	222950	1790	0	8	2000	3	7600	N	N	24019 130TH AV SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	801620	0480	10/20/00	209502	1790	0	8	1991	3	7124	N	N	12826 SE 262ND PL
6	546950	1900	10/16/00	320000	1800	1700	8	1972	3	14560	Y	N	24257 141ST PL SE
6	381470	0800	6/9/00	215000	1800	0	8	1987	3	6800	N	N	25428 126TH AV SE
6	381470	0250	5/10/01	227950	1810	0	8	1986	3	7102	N	N	12729 SE 254TH CT
6	670590	0060	4/28/00	205000	1810	0	8	1990	3	6892	N	N	13305 SE 263RD PL
6	801620	0770	12/18/00	220000	1810	0	8	1993	3	7606	N	N	13109 SE 263RD PL
6	660024	0020	3/24/00	215000	1860	0	8	2000	3	5711	N	N	25309 122ND PL SE
6	670590	0030	2/17/00	199950	1870	0	8	1990	3	6960	N	N	13217 SE 263RD PL
6	209550	0170	4/5/01	231950	1880	0	8	1996	3	5485	N	N	26210 125TH PL SE
6	221500	0140	2/8/01	236000	1880	0	8	1988	3	10050	N	N	14417 SE 257TH PL
6	439703	0110	3/30/01	269000	1880	0	8	1996	3	10151	N	N	24140 145TH AV SE
6	546880	0090	11/14/00	214000	1880	0	8	1986	3	10187	N	N	14305 SE 256TH PL
6	546880	0090	9/21/01	226000	1880	0	8	1986	3	10187	N	N	14305 SE 256TH PL
6	382650	0650	7/3/00	225000	1890	620	8	1978	4	9975	N	N	12923 SE 245TH ST
6	501580	0130	5/10/00	235000	1900	0	8	1995	3	8483	N	N	25545 137TH PL SE
6	320485	0060	5/24/01	210626	1910	660	8	1965	3	9533	N	N	11622 SE 252ND PL
6	670590	0020	6/21/00	212950	1940	0	8	1990	3	6960	N	N	13211 SE 263RD PL
6	670590	0040	4/16/01	223500	1940	0	8	1990	3	6784	N	N	13225 SE 263RD ST
6	670590	0090	10/11/01	223000	1940	0	8	1990	3	6480	N	N	13321 SE 263RD PL
6	209550	0270	3/20/01	227500	1950	0	8	1995	3	6435	N	N	12416 SE 262ND PL
6	209550	0250	6/24/00	230888	1950	0	8	1995	3	8451	N	N	26225 125TH PL SE
6	150970	0050	1/18/01	234950	1960	0	8	2001	3	9898	N	N	24326 130TH AV SE
6	150970	0140	2/9/01	234950	1960	0	8	2001	3	6999	N	N	24206 130TH AV SE
6	150970	0220	3/21/01	234950	1960	0	8	2000	3	8994	N	N	24104 130TH AV SE
6	724810	0090	2/21/01	224000	1960	0	8	2001	3	6208	N	N	12221 SE 258TH PL
6	724810	0140	9/11/00	225950	1960	0	8	2000	3	5832	N	N	12219 SE 258TH PL
6	724810	0110	11/21/00	231950	1960	0	8	2001	3	5990	N	N	12205 SE 258TH PL
6	724810	0010	2/27/01	230450	1960	0	8	2001	3	6903	N	N	12328 SE 258TH PL
6	212205	9186	12/21/00	240000	1963	0	8	2001	3	9263	N	N	24015 130TH AV SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	209550	0280	2/29/00	226000	1970	0	8	1995	3	6918	N	N	12410 SE 262ND PL
6	546950	2560	11/16/01	295000	1990	670	8	1976	4	15980	N	N	13549 SE 250TH CT
6	221500	0240	5/16/01	235000	2000	0	8	1988	3	10225	N	N	14407 SE 258TH PL
6	546950	2990	4/7/00	235000	2010	0	8	1980	4	15184	N	N	25119 142ND AV SE
6	439703	0100	7/10/00	290000	2010	0	8	1996	3	11097	N	N	24148 145TH AV SE
6	439703	0120	8/21/01	275000	2020	0	8	1996	3	9704	N	N	24134 145TH AV SE
6	150970	0250	12/21/00	235000	2030	0	8	2000	3	9899	N	N	24024 130TH AV SE
6	150970	0290	9/26/00	239950	2030	0	8	2000	3	6360	N	N	24123 130TH AV SE
6	073920	0110	6/28/00	225950	2040	0	8	2000	3	10175	N	N	24301 112TH AV SE
6	073920	0060	1/6/00	228200	2040	0	8	2000	3	9326	N	N	24212 112TH AV NE
6	209550	0220	10/25/01	230000	2040	0	8	1995	3	6138	N	N	26209 125TH PL SE
6	209550	0160	8/30/00	223500	2070	0	8	1996	3	5685	N	N	26214 125TH PL SE
6	282205	9329	12/18/00	237950	2070	0	8	1998	3	7329	N	N	12307 SE 263RD ST
6	073920	0090	1/27/00	236123	2080	0	8	2000	3	11293	N	N	24221 112TH AV SE
6	221500	0130	7/27/00	239000	2100	0	8	1990	3	9882	N	N	14423 SE 257TH PL
6	150970	0310	2/23/01	241950	2110	0	8	2001	3	5940	N	N	12922 SE 243RD ST
6	724810	0020	2/9/01	229950	2120	0	8	2001	3	6159	N	N	12324 SE 258TH PL
6	724810	0060	9/7/00	236950	2120	0	8	2000	3	5781	N	N	12208 SE 258TH PL
6	546790	0180	6/18/01	261000	2130	0	8	1975	4	12825	N	N	26302 143RD AV SE
6	320485	0070	10/11/01	240000	2160	0	8	2001	3	6108	N	N	11630 SE 252ND ST
6	381470	0320	3/20/00	212950	2160	0	8	1986	3	6457	N	N	25308 127TH AV SE
6	381470	0450	12/26/01	233000	2160	0	8	1986	3	8374	N	N	12718 SE 252ND PL
6	546950	2100	12/6/00	292450	2180	0	8	1978	4	12500	N	N	24021 138TH CT SE
6	660024	0120	2/16/00	235800	2180	0	8	1999	3	5694	N	N	25308 122ND PL SE
6	660024	0030	3/27/00	243250	2180	0	8	2000	3	5711	N	N	25315 122ND PL SE
6	073920	0080	10/4/00	239350	2190	0	8	2000	3	10848	N	N	24217 112TH AV NE
6	660024	0130	3/8/00	236000	2190	0	8	2000	3	5698	N	N	25304 122ND PL SE
6	660024	0040	3/28/00	238500	2190	0	8	2000	3	7816	N	N	25321 122ND PL SE
6	801620	0140	8/9/01	242000	2190	0	8	1992	3	7354	N	N	26203 131ST PL SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	801620	0010	8/10/01	245000	2190	0	8	1991	3	7270	N	N	26260 131ST PL SE
6	381470	0300	8/7/00	220400	2200	0	8	1985	3	6865	N	N	25322 127TH AV SE
6	178670	0220	3/29/00	248950	2210	0	8	1999	3	4881	N	N	13832 SE 254TH ST
6	381470	0230	7/25/01	245000	2210	0	8	1986	3	6959	N	N	12721 SE 254TH CT
6	439703	0090	9/28/00	270000	2220	0	8	1996	3	10120	N	N	24154 145TH AV SE
6	801623	0070	10/19/00	220000	2220	0	8	1998	3	6141	N	N	13101 SE 261ST PL
6	007400	0080	9/14/01	242500	2250	0	8	1990	3	7571	N	N	25315 119TH PL SE
6	724810	0100	5/30/01	234950	2250	0	8	2001	3	5864	N	N	12215 SE 258TH PL
6	724810	0040	10/25/00	236500	2250	0	8	2000	3	7403	N	N	12226 SE 258TH PL
6	724810	0030	10/11/00	242950	2250	0	8	2000	3	5887	N	N	12320 SE 258TH PL
6	150970	0210	3/28/01	244950	2260	0	8	2001	3	8994	N	N	24108 130TH AV SE
6	150970	0060	3/1/01	249950	2260	0	8	2001	3	5700	N	N	24320 130TH AV SE
6	150970	0180	3/27/01	247950	2260	0	8	2000	3	5011	N	N	24124 130TH AV SE
6	209550	0200	6/11/01	255000	2260	0	8	1997	3	5718	N	N	26200 125TH PL SE
6	282205	9332	5/1/00	254900	2270	0	8	2000	3	6647	N	N	12225 SE 263RD ST
6	282205	9334	6/27/00	258650	2270	0	8	2000	3	7800	N	N	12219 SE 263RD ST
6	381470	0240	2/25/00	214950	2270	0	8	1986	3	8329	N	N	12725 SE 254TH CT
6	381470	0810	9/12/00	229950	2270	0	8	1988	3	6800	N	N	25422 126TH AV SE
6	724810	0080	8/8/01	297000	2270	0	8	2001	3	6450	N	N	12231 SE 258TH PL
6	724810	0160	8/8/01	302950	2270	0	8	2001	3	8060	N	N	12229 SE 258TH PL
6	743605	0070	6/26/01	250000	2280	0	8	1995	3	6866	N	N	26130 124TH PL SE
6	546880	0080	4/20/00	228000	2290	0	8	1986	3	9621	N	N	14301 SE 256TH PL
6	150970	0040	11/30/00	249950	2300	0	8	2001	3	7662	N	N	24330 130TH AV SE
6	150970	0130	3/28/01	249950	2300	0	8	2001	3	6259	N	N	24212 130TH AV SE
6	150970	0320	2/16/01	249950	2300	0	8	2001	3	5940	N	N	12916 SE 243RD ST
6	150970	0080	3/20/01	252950	2300	0	8	2001	3	7093	N	N	24312 130TH AV SE
6	150970	0300	3/8/01	252950	2300	0	8	2001	3	6879	N	N	12930 SE 243RD ST
6	150970	0160	4/17/01	256000	2300	0	8	2001	3	7254	N	N	24128 130TH AV SE
6	212205	9187	9/19/00	254950	2300	0	8	2000	3	7788	N	N	24021 130TH AV SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	212205	9192	8/8/00	254950	2300	0	8	2000	3	7615	N	N	130TH AV SE
6	212205	9188	9/25/00	254950	2300	0	8	2000	3	7600	N	N	24031 130TH AV SE
6	212205	9190	10/19/00	254950	2300	0	8	2000	3	7600	N	N	24117 130TH AV SE
6	212205	9102	1/30/01	283073	2300	0	8	2001	3	7600	N	N	24027 130TH AV SE
6	329575	0650	3/3/00	231814	2300	0	8	1999	3	6288	N	N	24301 118TH CT SE
6	381470	0920	7/25/00	225000	2300	0	8	1985	3	6576	N	N	25226 126TH AV SE
6	783080	0304	6/27/00	239950	2310	0	8	2000	3	9600	N	N	24416 105TH PL SE
6	546880	0060	10/25/00	224000	2340	0	8	1986	3	11127	N	N	14306 SE 256TH PL
6	222205	9124	2/17/00	273000	2350	1300	8	1975	4	81021	N	N	25120 132ND AV SE
6	329575	0130	6/12/01	239000	2350	0	8	1999	3	6000	N	N	11915 245TH PL SE
6	282205	9333	8/28/00	257500	2360	0	8	2000	3	7702	N	N	12223 SE 263RD ST
6	282205	9331	4/19/00	259900	2360	0	8	2000	3	6129	N	N	12229 SE 263RD ST
6	546950	0130	9/7/00	267000	2370	0	8	1978	4	17632	N	N	24111 135TH AV SE
6	272205	9141	3/24/00	216000	2370	0	8	1957	3	19602	N	N	27122 140TH AV SE
6	816790	0020	10/2/00	239000	2370	0	8	2000	3	11830	N	N	24418 105TH AV SE
6	381470	0740	7/31/00	300000	2380	1300	8	1990	3	13194	N	N	25435 126TH AV SE
6	743605	0030	11/1/00	244500	2390	0	8	1997	3	6762	N	N	26117 124TH PL SE
6	743605	0030	12/18/01	253000	2390	0	8	1997	3	6762	N	N	26117 124TH PL SE
6	150970	0100	6/15/01	269950	2400	0	8	2001	3	5880	N	N	24302 130TH AV SE
6	150970	0270	2/23/01	264950	2410	0	8	2001	3	7331	N	N	24203 130TH AV SE
6	150970	0190	5/12/01	264950	2410	0	8	2001	3	6720	N	N	24118 130TH AV SE
6	329575	0390	2/15/00	227421	2450	0	8	1999	3	6604	N	N	24401 119TH AV SE
6	329575	0260	8/11/01	249000	2450	0	8	1999	3	6000	N	N	24424 119TH AV SE
6	801620	0630	8/10/01	272000	2450	0	8	1992	3	7062	N	N	26233 129TH AV SE
6	073920	0100	10/20/00	246950	2460	0	8	2000	3	12152	N	N	24229 112TH AV SE
6	073920	0070	5/23/00	249950	2460	0	8	2000	3	10571	N	N	24215 112TH AV SE
6	073920	0030	1/11/01	249950	2460	0	8	1999	3	8647	N	N	24306 112TH AV SE
6	150970	0030	3/27/01	264950	2470	0	8	2001	3	7278	N	N	12929 SE 243RD ST
6	783080	0308	6/28/00	267000	2470	0	8	2000	3	9600	N	N	24422 105TH AV SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	801620	0400	3/6/01	270000	2470	0	8	1991	3	11689	N	N	12870 SE 262ND PL
6	381470	0020	3/9/01	240000	2480	0	8	1988	3	6630	N	N	25508 127TH AV SE
6	272205	9314	7/3/00	348847	2490	0	8	2000	3	18100	N	N	25816 138TH AV SE
6	329575	0030	5/15/00	230000	2590	0	8	1998	3	7524	N	N	24420 119TH PL SE
6	329575	0120	8/29/00	244000	2590	0	8	1999	3	5817	N	N	11919 245TH PL SE
6	329575	0160	8/5/01	247400	2590	0	8	1999	3	6000	N	N	24507 119TH PL SE
6	801620	0270	3/24/00	240000	2620	0	8	1993	3	7403	N	N	13010 SE 263RD PL
6	801620	0250	1/1/00	240000	2620	0	8	1992	3	7946	N	N	13020 SE 263RD PL
6	801620	0100	5/21/01	246000	2620	0	8	1992	3	6550	N	N	26214 131ST PL SE
6	801620	0350	7/25/01	263000	2620	0	8	1992	3	8647	N	N	26212 129TH AV SE
6	801620	0250	6/20/01	275000	2620	0	8	1992	3	7946	N	N	13020 SE 263RD PL
6	329575	0300	1/17/00	229397	2650	0	8	1999	3	6781	N	N	24516 119TH AV SE
6	329575	0270	1/3/00	272882	2650	0	8	1999	3	6000	N	N	24430 119TH AV SE
6	329575	0570	1/11/00	253900	2710	0	8	1998	3	6124	N	N	24312 118TH CT SE
6	329575	0040	10/8/01	275000	2710	0	8	1998	3	7270	N	N	24426 119TH PL SE
6	329575	0500	12/28/01	275000	2710	0	8	1998	3	6994	N	N	24323 119TH AV SE
6	743605	0290	1/27/00	259950	2730	0	8	1999	3	6768	N	N	26118 126TH AV SE
6	329575	0140	2/10/00	239073	2760	0	8	1999	3	5903	N	N	11911 254TH PL SE
6	329575	0530	2/1/00	243402	2760	0	8	1999	3	7231	N	N	24329 119TH AV SE
6	329575	0380	1/5/00	244503	2760	0	8	1999	3	5999	N	N	24405 119TH AV SE
6	202205	9315	11/6/00	280000	2840	0	8	1993	3	12000	N	N	24914 115TH AV SE
6	320485	0110	5/30/01	262950	2870	0	8	2001	3	7292	N	N	25222 117TH AV SE
6	320485	0100	6/26/01	265500	2870	0	8	2001	3	6248	N	N	25216 117TH AV SE
6	320485	0050	3/30/01	269950	2880	0	8	2001	3	6000	N	N	11632 SE 252ND ST
6	150970	0010	11/17/00	319995	2960	0	8	2000	3	6858	N	N	12915 SE 243RD ST
6	150970	0120	11/22/00	320000	3010	0	8	2000	3	5880	N	N	24218 130TH AV SE
6	150970	0110	9/21/00	319995	3140	0	8	2000	3	5880	N	N	24226 130TH AV SE
6	150970	0020	10/12/00	321950	3140	0	8	2000	3	6864	N	N	12923 SE 243RD ST
6	212205	9191	3/17/01	324995	3140	0	8	2000	3	7600	N	N	130TH AV SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	546950	2770	7/24/01	375000	3510	0	8	1975	4	14800	N	N	13536 SE 251ST PL
6	546950	1650	3/20/00	300000	1360	1170	9	1977	4	16236	Y	N	24605 144TH AV SE
6	321158	0170	3/15/00	232000	1500	620	9	1988	3	9108	N	N	13310 SE 253RD PL
6	321158	0050	2/1/01	230000	1720	0	9	1988	3	7844	N	N	13329 SE 253RD PL
6	546950	3450	1/9/01	356000	1800	1600	9	1973	4	15347	Y	N	13706 SE 251ST ST
6	212205	9019	4/7/00	261000	1800	830	9	1968	3	50529	Y	N	25309 128TH AV SE
6	212205	9019	12/16/01	281000	1800	830	9	1968	3	50529	Y	N	25309 128TH AV SE
6	321159	0120	5/10/00	334950	1860	1200	9	1989	4	12073	N	N	24519 137TH CT SE
6	546950	3370	6/15/00	341000	1890	1630	9	1978	3	14100	N	N	25420 142ND AV SE
6	381470	0640	9/19/01	256000	1890	1060	9	1986	3	11730	N	N	25309 126TH AV SE
6	546950	1660	3/22/01	350000	1930	1660	9	1972	4	16302	N	N	24615 144TH AV SE
6	321158	0020	12/13/00	229000	1930	0	9	1988	3	9153	N	N	13307 SE 253RD PL
6	178670	0190	5/4/01	280000	1950	0	9	1998	3	6050	N	N	13815 SE 253RD ST
6	150950	0290	3/23/00	235900	1990	0	9	1992	3	9268	N	N	12836 SE 242ND CT
6	546791	0010	7/13/01	280000	2010	0	9	1988	3	13130	N	N	26005 142ND AV SE
6	178670	0270	7/26/01	337900	2040	0	9	1995	3	8185	N	N	13830 SE 253RD ST
6	546950	1730	5/21/01	300000	2140	0	9	1978	3	31050	N	N	14326 SE 243RD ST
6	272205	9249	4/24/01	499500	2140	0	9	1975	3	18295	N	Y	27010 140TH LN SE
6	403050	0181	9/19/01	620000	2140	1880	9	1996	3	18878	Y	Y	26100 134TH AV SE
6	546950	0590	10/24/01	475000	2150	1500	9	1975	4	13034	N	N	24423 137TH AV SE
6	546950	1070	8/21/01	375000	2160	1850	9	1978	3	13860	N	N	13945 SE 241ST ST
6	150950	0340	10/5/00	245000	2160	0	9	1994	3	9943	N	N	12841 SE 242ND CT
6	150950	0120	3/26/01	250950	2160	0	9	1993	3	11005	N	N	24046 129TH CT SE
6	439700	0160	3/16/00	330000	2170	0	9	1994	3	17385	N	N	14619 SE 247TH ST
6	546950	0040	6/13/01	336000	2220	1170	9	1975	4	15000	Y	N	24032 137TH AV SE
6	546875	0120	6/8/01	275000	2220	0	9	1990	3	6910	N	N	25425 139TH AV SE
6	546950	0540	12/6/01	505000	2230	1870	9	1969	4	13622	N	N	24213 138TH AV SE
6	546950	1690	5/29/00	341000	2240	0	9	1978	4	13000	Y	N	24713 144TH AV SE
6	439701	0370	3/1/00	299650	2280	0	9	1997	3	9454	N	N	24401 146TH PL SE

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	546875	0030	3/12/01	294950	2290	0	9	1990	3	8250	N	N	25504 139TH AV SE
6	178671	0100	12/20/01	289500	2300	0	9	2001	3	7649	N	N	25320 137TH AV SE
6	439700	0510	5/23/01	349950	2350	0	9	1994	3	10807	Y	N	14504 SE 243RD PL
6	321159	0020	8/24/00	268000	2390	0	9	1983	4	11387	N	N	24528 137TH CT SE
6	150950	0050	2/22/00	267500	2390	0	9	1992	3	8501	N	N	24302 129TH AV SE
6	945420	0010	10/6/00	270000	2390	0	9	1991	3	11581	N	N	26713 138TH PL SE
6	150950	0130	5/14/01	275000	2430	0	9	1994	3	8534	N	N	24040 129TH CT SE
6	546950	1320	1/28/00	424950	2450	2290	9	1975	4	12740	Y	N	14015 SE 243RD ST
6	546950	1320	12/6/01	490000	2450	2290	9	1975	4	12740	Y	N	14015 SE 243RD ST
6	178671	0060	3/28/01	288994	2510	0	9	2001	3	7605	N	N	25313 137TH AV SE
6	150950	0150	12/19/01	302000	2560	0	9	1992	3	9743	N	N	24028 129TH CT SE
6	439700	0450	11/3/00	318000	2590	0	9	1992	3	8772	Y	N	14542 SE 243RD PL
6	439700	0450	10/11/01	325000	2590	0	9	1992	3	8772	Y	N	14542 SE 243RD PL
6	439700	0350	6/19/01	359950	2680	0	9	1995	3	14745	N	N	14734 SE 244TH ST
6	439701	0320	5/12/00	355000	2700	0	9	1994	3	8725	N	N	24318 145TH PL SE
6	546950	0720	8/3/00	412500	2730	0	9	1984	4	15435	Y	N	13809 SE 246TH ST
6	546791	0080	10/23/01	315000	2750	0	9	1981	3	13218	N	N	26231 142ND AV SE
6	439701	0490	2/6/01	336000	2800	0	9	1995	3	10985	N	N	14616 SE 246TH PL
6	439702	0020	5/18/00	359000	2810	0	9	1995	3	16932	N	N	24700 144TH AV SE
6	546791	0040	12/18/01	331000	2820	0	9	1988	3	13216	N	N	26033 142ND AV SE
6	439700	0190	2/25/00	350000	2820	0	9	1992	3	13594	N	N	24608 147TH AV SE
6	439701	0420	5/19/00	339950	2830	0	9	1996	3	8564	N	N	24503 146TH PL SE
6	282205	9200	9/19/01	355000	2880	1370	9	1964	4	25700	N	N	12433 SE 264TH ST
6	439700	0290	6/13/00	379000	2930	0	9	1992	3	20741	N	N	24418 147TH AV SE
6	439700	0080	6/2/00	360000	3080	0	9	1994	3	9901	N	N	14626 SE 244TH ST
6	439702	0010	2/8/01	485000	3110	0	9	1996	3	17903	Y	N	24612 144TH AV SE
6	178670	0020	4/13/00	380000	3110	0	9	1998	3	7471	N	N	25328 139TH PL SE
6	439701	0470	5/15/00	365000	3130	0	9	1993	3	12026	N	N	14623 SE 246TH PL
6	895580	0005	8/8/00	590000	3260	0	9	1992	3	14848	N	Y	14655 SE 267TH ST

Sales Available for Annual Update Analysis
Area 61
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
6	202205	9118	2/25/00	275000	3280	0	9	1991	3	9378	N	N	24804 110TH CT SE
6	546950	3190	10/27/00	484950	3310	0	9	1999	3	13824	N	N	14181 SE 255TH ST
6	178671	0090	7/5/01	343000	3330	0	9	2001	3	7600	N	N	25322 137TH AV SE
6	178671	0140	6/25/01	358000	3330	0	9	2001	3	7602	N	N	13715 SE 137TH ST
6	178671	0070	7/15/01	358000	3330	0	9	2001	3	7600	N	N	25319 137TH AV SE
6	546950	0460	10/17/01	442000	3490	0	9	1983	4	14000	N	N	24204 135TH AV SE
6	282205	9198	8/10/01	420000	3490	0	9	1996	3	91476	N	N	26462 124TH AV SE
6	178670	0060	10/19/00	360000	3540	950	9	1998	3	7289	Y	N	25300 139TH PL SE
6	546950	3610	8/1/01	550000	2350	1520	10	1980	4	13000	N	N	24530 133RD AV SE
6	546965	0020	8/7/00	380000	2950	0	10	1994	3	13144	N	N	13218 SE 246TH CT
6	546950	0480	11/17/00	471000	4070	0	10	1988	4	14000	N	N	24124 135TH AV SE
6	546950	1720	4/19/00	525000	3440	0	11	1988	4	12200	N	N	24743 144TH AV SE

Vacant Sales Available to Develop the Valuation Model
Area 61

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	186390	0185	10/10/00	52500	7200	N	N
5	302205	9019	3/23/00	120500	209523	Y	N
5	302205	9065	4/13/00	125000	218671	Y	N
6	202205	9127	1/7/00	107000	136342	N	N
6	212205	9181	7/25/01	300000	257392	N	N
6	212205	9199	11/15/01	72500	5715	N	N
6	212205	9200	10/24/01	72000	5774	N	N
6	272205	9096	2/15/01	76000	8138	Y	N
6	282205	9300	5/8/00	80000	116305	N	N
6	405080	0010	1/11/01	100000	7968	Y	Y
6	505790	0040	4/5/01	64000	4836	N	N
6	546950	2890	8/29/01	160000	15290	N	N
6	783080	0296	9/15/00	75000	39772	N	N
6	801620	0690	4/26/01	70000	8272	N	N